DELEGATED FILE NOTE

CASE OFFICER: ...Anne McDonald.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01176/FPH	Erection of a two storey attached side garage and works to existing garage to facilitate conversion into habitable space.	27A Heathfield Royston Hertfordshire SG8 5BN

Submitted Plan Nos

Location Plan; Block Plan; HR/GF/100; HR/GF/101; HR/GF/102; HR/FE/103; HR/SE/104; HR/SE/105; HR/RE/106; HR/RE/107; HR/SA-A/108

1.0 Policies

LP28 House Extensions

LP57	Residential Guidelines and Standards
SECT7	Requiring Good Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 Site History

2.1 Of relevance are applications 09/01121/1 (outline) and 10/01552/1 (reserved matters) for the demolition of the original bungalow at number 27 and for the erection to two detached houses.

3.0 Representations

3.1 Neighbour notification letters were sent and all consultations expired on 01/06/18. One response has been received from no.29 which states support of the proposal.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site is a new build, detached, two storey house positioned in a corner plot within the road as the house fronts on to a tight bend. At the front there is a gravel parking area with a lawn edge to the road edge and then a side garden wall, just rear of the front elevation of the house, to sub-divide the side and rear garden from the road. The road has a semi-rural feel, as these are generally large houses and bungalows set in spacious plots with grass verges edging the road carriageway with no pavements. Several properties along the road have been extended over recent years. There are photos in Anite.

4.2 Proposal

4.2.1 Conversion of existing single garage into habitable accommodation and removal of frontage trees, demolition of side garden wall and construction of attached double garage with store room above. Based on the dimensions on the plan (NB the stated elevations at 1:50 scale at 1:100) the garage is 6.4m wide at the roof level, 5.3m tall and 8.4m deep.

4.3 Key Issues

- When these new houses were granted permission, care and consideration was taken to ensure that they fitted into the road in terms of spacing, scale and mass so that no adverse impact would result.
- In my view, the proposed garage, due to its size, scale and location on the house, would have an unacceptably adversely over dominant and over bearing impact in the road, contrary to the visual amenity and quality of the road. This is further exacerbated by the height and depth of the structure and its location on the corner of the house, extending virtually out to the side boundary with the road. As a result I consider the proposal fails to comply with the necessary provisions of the Saved Polices 28 and 57 of the Local Plan and with paragraph 64 of the NPPF.
- I have not sought to negotiate the proposal. A much small single width and height garage might be acceptable in this location. However, given that this would be a significant change from this proposal, I consider this extent of change is outside of the scope of the negotiations on a live application.
- I have no objection to the conversion of the existing garage per se. However, as alternative garaging is not being approved, I see no reason to approve the garage conversation part of the proposal in this instance.

4.4 **Conclusion**

4.4.1 Refuse for the above reason.

5.0 **Recommendation**

5.1 That planning permission be REFUSED for the following reason:

1. Due to the scale, bulk and location of the proposed garage with store room above, the structure would appear unacceptably over dominating and over bearing in the road, harming the visual amenity and quality of the road. As a result, the proposal is considered to fail to comply with the necessary provisions of Saved Polices 28 and 57 of the North Hertfordshire District Local Plan with Alterations 1996 and , in accordance with paragraph 64 of the NPPF, the application is being refused for being of poor design that fails to take the opportunity for improving the character and quality of the area.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed	

 Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 22 June 2018	