DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00295/FP	Conversion of one dwelling 4-Bed into two 2 bed dwellings	353 Western Way Letchworth Garden City Hertfordshire SG6 4SR

Submitted Plan Nos

Loc plan AMENDED Site plan AMENDED EC/18/05/L1 EC/18/05/L2 EC/18/05/L2 EC/18/05/L4

1.0 Policies

SECT6	Delivering Wide Choice High Quality Home

SPDVP	Vehicle Parking at New Development
LP26	Housing Proposals
LP8	Development in Towns
LP57	Residential Guidelines and Standards
XHS1	Local Housing Allocations
XHS3	Housing Mix
XD3	Protecting Living Conditions

2.0 **Site History**

2.1 **05/00879/1HH** Two storey side and rear extensions; single storey front extension GRANTED

3.0 **Representations**

3.1 **Highways** – *HCC as Highway Authority has considered that the proposal is of a small scale and would not have an unreasonable impact on the safety and operation of the nearest highway. Therefore HCC has no objections or further comments on highway grounds to the proposed development, subject to the inclusion of the above highway informatives.*

3.2 **Neighbour Representation** – No reps received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application property is a two storey, end of terrace dwelling in a block of 4 on the north western side of Western Way on the Grange Estate. The present accommodation comprises 4 bedrooms (with an additional small 5th bedroom). A two storey side and rear extension has been implemented as approved in 2005. At the rear is a garden

beyond which are open fields and an unobstructed view towards the Stotfold Road and the Fairfield Park. To the south west is a car park adjacent to a large block of maisonettes.

4.2 **Proposal**

4.2.1 Planning permission is for the subdivision of the existing 4/5 bed dwellinghouse into one 2 bed and one 2/3 bed dwellinghouses. Provision of 4 parking spaces has been proposed on the front driveway. No external alterations or additions are proposed apart for the subdivision of the rear garden. The smaller plot has a size of 75 sq metres and has a right of way access along the back of the other proposed rear garden.

4.3 **Key Issues**

4.3.1 The key issues in the determination of this application are the impact of the proposed additional dwelling through the subdivision of the existing dwellinghouse and plot would have on the character of the area, neighbouring properties and highway safety.

Principle of subdivision of host dwellinghouse

4.3.2 The National Planning Policy Framework (NPPF) sets out the presumption in favour of sustainable development and promotes the construction of new housing on previously developed land in sustainable locations. Policy 26 of the local plan also encourages new housing and particular the re-use of urban land to assist urban regeneration and renewal. The application site forms part of an area of relatively formal housing layout being located in an urban and very accessible area of the town.

4.3.3 It is my view, that the sub-division of the host dwelling and amenity area due to its end of terrace location and because there is to be no further external or additions alterations it would be likely to result in an acceptable form of development which would not be harmful to the character and appearance of the surrounding area in my opinion. Given the location, plot size and the overall character and appearance of the area, the proposed dwellings would not look any different to the existing dwellinghouse therefore would not be considered to be out of keeping for the surrounding area.

Impact on living conditions of neighbours

4.3.4 It is my view that there will be little or no impact on the neighbouring property (No. 355) as no additional alterations or extensions have been proposed.

4.3.5 I consider that it is appropriate to remove permitted development rights for Classes A, B and C, as these houses are technically new dwellings. Future single storey rear extensions to existing rear projections, in my view could be harmful to the amenities of the neighbouring properties specifically the newly formed No 353 and No. 355.

Residential amenity of future occupants

4.3.15 The proposed dwellings would have sufficient amenity space to the rear following amendments to increase the size of the smaller plot to meet 75 sq metres. The larger plot's garden wraps around the smaller plots garden, however the relationship between the proposed dwellings and the neighbouring properties would not result in a loss of privacy to the garden areas in my view.

Parking

4.3.16 Hertfordshire Highways have no objections to the parking provision. The level of car parking provision proposed for the new dwellings are within the requirements of the Council's adopted Supplementary Planning Guidance on Parking Provision at New Development. The site is in a sustainable and accessible location with several bus services running to this estate and local convenience shops in walking distance.

4.4 **Conclusion**

4.4.1 In conclusion, the proposals would be acceptable and conditional permission should be granted.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

   Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

   Reason:To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Class(es) A-C of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

   Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line 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.

Informative/s:

HIGHWAY INFORMATIVE:
Hertfordshire County Council (HCC) recommends inclusion of the following highway informative / advisory note (AN) to ensure that any works within the public highway are carried out in accordance with the provisions of the Highway Act 1980:

AN) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspxor by telephoning 0300 1234047

AN) Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx or by telephoning 0300 1234047

Signed  Richard Tiffin Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 26 March 2018	