DELEGATED FILE NOTE

CASE OFFICER: ...Ben Glover.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00586/FPH	Single storey front extension to facilitate garage conversion to create study and front entrance porch.	152 Bedford Road Hitchin Hertfordshire SG5 2UP

Submitted Plan Nos

PL01B 01A

1.0 Policies

1.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 28 – House Extensions
Policy 55 – Car Parking Standards
Policy 57 – Residential Guidelines and Standards

1.2 **National Planning Policy Framework**

Chapter 7 – Requiring good Design

1.3 **North Hertfordshire Draft Local Plan 2011-2031 - (Approved by Full Council April 2017)**

D1 – Sustainable Design
D2 – House Extensions and Replacement Dwellings
D3 – Protecting Living Conditions
T2 – Parking

1.4 S**upplementary Planning Document**

Vehicle Parking at New Development SPD (2011)

2.0 **Site History**

2.1 06/02847/1HH – Part first floor, part two storey and part single storey side/rear extension following demolition of existing conservatory (as amended by plans received 7th February 2007) – Granted Conditional Permission on 16/02/2007.

2.2 17/01980/1HH – Single storey front porch extension and pitched roof to existing garage to facilitate conversion to habitable accommodation – Granted Conditional Permission on 05/10/2017.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 09/04/2018 Expiry Date: 30/04/2018

3.2 **Press Notice:**

Start Date:
Expiry Date:

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 150 and 154 Bedford Road were notified on 22/03/2018. No neighbouring representations have been received.

3.4 **Parish Council / Statutory Consultees:**

N/A

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 No. 152 is a semi-detached property situated on the east side of Bedford Road within Hitchin. The site features a brick finish and uPVC fenestration with off-street car parking to the front of the property.

4.2 Proposal

4.2.1 Planning permission is sought for the conversion of the garage into habitable space. The application includes the addition of a pitched roof above the converted garage section of the dwelling.

4.3 Key Issues

4.3.1 The key issues for consideration are as follows:

--The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.

--The impact that the proposed development would have on the living conditions of neighbouring properties.

--The impact that the proposed development would have on car parking provision in the area.

Design and Appearance:

4.3.2 The objectives of the NPPF include those seeking to secure high quality design and a good standard of amenity (Section 7 - Requiring good design). In this regard, Policy 28 and 57 of the Local Plan is consistent with the NPPF.

4.3.3 The proposed development would result in the replacement of the existing garage door with a front facing window of similar scale to that existing within the front elevation of the dwelling. Whilst visible from within the street scene, it is considered that there would be no adverse impact upon the character and appearance of the property within the locality.

Impact on Neighbouring Properties:

4.3.4 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy 28 of the Local Plan.

4.3.5 Given that the development would result in a limited increase in the height of the roof, it is considered that the development would result in no adverse impact upon the amenities of neighbouring occupiers.

Highways and Parking:

4.3.6 The proposed development would result in the loss of the garage car parking space. However, it is considered that the off-street car parking within the site would be sufficient to meet the needs of current and future occupiers of the dwelling.

4.4 Conclusion

4.4.1 The proposed development is considered acceptable and are considered to comply with the necessary provisions of both the existing and emerging Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 1 May 2018	