

5d 3/14/0224/FP – Garage conversion 48 The Copse, Hertford SG13 7TX for Mr P Burt

Date of Receipt: 05.02.2014

Type: Full - Other

Parish: HERTFORD

Ward: HERTFORD – KINGSMEAD

RECOMMENDATION

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

1. Three Year Time Limit (1T12).
2. Approved plans (2E10) – insert:- OS plan, D140101/1 and D1400101/2.

Directive:

1. Other legislation (010L).

Summary of Reasons for Decision

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan (Minerals Local Plan, Waste Core Strategy and Development Management Policies DPD 2012 and the 'saved' policies of the East Herts Local Plan Second Review April 2007; the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2012 (as amended). The balance of the considerations having regard to those policies is that permission should be granted.

_____ (022414FP.LP)

1.0 Background:

- 1.1 The application site is shown on the attached OS extract. The property is a link detached dwelling located within the Foxholes area to the east side of Hertford. It benefits from an attached single garage on its northern flank with one parking space in front of it, and a further two visitor parking spaces, within the ownership of the applicant, to the south east side of the house.
- 1.2 The application proposes the conversion of the existing single garage to habitable accommodation.

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1.3 The application has been referred to Committee as the applicant is an employee of the Council.

2.0 Site History:

2.1 The planning history at the site can be summarised as follows:

- 3/10/2189/CL – Loft conversion with rear dormer and insertion of 2 No. front roof lights. Granted
- 3/93/0856/FP – Residential Development, Phase 2A. 37 Dwellings. Granted. The original conditions restricted the change of use of garages ‘to ensure adequate off-street parking’ and it is for this reason that an application for planning permission is required.

2.2 Members are also advised that planning permission has recently been granted for a similar proposal at number 35 The Copse, just to the east of this application site, under reference 3/14/0015/FP.

3.0 Consultation Responses:

3.1 Hertfordshire County Highways have commented that they do not wish to restrict the grant of permission. The Highways Officer comments that, whilst the loss of the on-site parking space is not ideal from a highway aspect, the potential for one extra car parked at the roadside in the vicinity of the site does not represent a severe impact to the free and safe flow of traffic along the public highway.

4.0 Town Council Representations:

4.1 Hertford Town Council has no objection to the proposal.

5.0 Other Representations:

5.1 The application has been advertised by way of site notice and neighbour notification.

5.2 One letter has been received from the occupier of an adjacent property who comments that the 2 parking spaces to the side of the application property are shown on the deeds of their property as ‘visitor’ spaces.

6.0 Policy:

6.1 The relevant ‘saved’ Local Plan policies in this application include the

following:

ENV1 Design and Environmental Quality
TR7 Car Parking – Standards

6.2 In addition, national planning policy as set out in the National Planning Policy Framework (NPPF) and relevant guidance in the National Planning Practice Guidance (NPPG) is relevant to the determination of this application.

7.0 Considerations:

7.1 The application site is located within the built-up area of Hertford where there is no objection in principle to the conversion of garages into habitable rooms or alterations to dwellings.

7.2 The determining issues in this case therefore relate to the provision of car parking within the site and the surrounding area, and the impact of any alterations on the character and appearance of the existing dwelling and surrounding street scene.

7.3 The development is a 4 bedroom property. The maximum number of parking spaces required for a property of this size, as set out in the Councils' Parking SPD, would be 3. In addition to the existing garage, the property has 1 off street space to the front of the garage and there are 2 further visitor parking spaces to the side of the house which are also within the ownership of the property. There are therefore currently 4 parking spaces available at the site.

7.4 It is important to note that, although there is apparently a restriction on the deeds of the property requiring the two spaces to the south east of the house to be used as 'visitor' spaces, there are no planning restrictions which require them to be publicly available as such. Therefore, as they lie within the applicant's ownership, Officers consider that they should be considered as part of the available off street parking provision for the dwelling.

7.5 The proposed conversion of the garage would reduce the total parking provision at the site from 4 to 3 spaces. This would be in accordance with the maximum provision within the Councils adopted SPD and Officers consider therefore that sufficient off-street parking space (in the form of both permanent and visitor parking) would be retained at the application property.

7.6 The proposed development would not therefore result in any increased

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kerbside parking in the area and the Highway Authority has also confirmed that the conversion of the garage space would not impact upon highway safety or the free flow of traffic on the adjacent highway such as to warrant a refusal of planning permission.

- 7.7 A similar conclusion was reached in respect of a recent application to convert a single garage at number 35 The Copse which is in close proximity to the application site (under reference 3/14/0015/FP). In that case, the conversion resulted in only one off-street parking space being retained for the property but, given the capacity of the local highway network, it was considered unlikely to result in any significant kerbside parking problems and planning permission was granted accordingly.
- 7.8 As regards the alterations proposed to effect the garage conversion in this case, Officers consider that the proposed replacement of the garage door with the window proposed would be in keeping with the character and appearance of the street scene and would not have any adverse impact on the appearance of the property or the street scene generally. Equally, the proposed rear window would be in keeping with the character of the property. It is therefore considered that the proposed development would not be detrimental to the overall character and appearance of the dwelling or the surrounding area, in accordance with policies ENV1 and ENV5 of the adopted Local Plan.

8.0 Conclusion:

- 8.1 In accordance with policies ENV1, ENV5, ENV6 and TR7, the proposed garage conversion, including the replacement of the garage door and rear window, is considered to be an acceptable and appropriate development that would not be detrimental to the character and appearance of the existing dwelling or the surrounding area. Adequate parking provision for the property would be retained on the site and the proposal would not result in any significant increase in kerbside parking in the area.
- 8.2 Having regard to the above planning considerations, it is recommended that planning permission is granted, subject to the conditions at the head of this report.