

## DEVELOPMENT MANAGEMENT COMMITTEE – 23 MAY 2018

<b>Application Number</b>	3/18/0692/HH
<b>Proposal</b>	Single storey side extension, conversion of garage and erection of porch roof to front and rear
<b>Location</b>	1 Hollydell, Hertford, SG13 8BE
<b>Applicant</b>	Mr N Haestier
<b>Parish</b>	Hertford CP
<b>Ward</b>	Hertford Castle

<b>Date of Registration of Application</b>	26 <sup>th</sup> March 2018
<b>Target Determination Date</b>	25 <sup>th</sup> May 2018
<b>Reason for Committee Report</b>	Council Employee
<b>Case Officer</b>	Eilis Edmonds

### **RECOMMENDATION**

That planning permission be **GRANTED** subject to the conditions set out at the end of this report.

#### **1.0 Summary of Proposal and Main Issues**

1.1 This proposal is for a modest residential extension, the conversion of two integral single garages, and a front and rear porch canopy, in the built-up area of Hertford, wherein principle development is acceptable. The issues to be considered relate to the impact on the character and appearance of the area, the Hertford Conservation Area and neighbouring residential amenity.

#### **2.0 Site Description**

2.1 The application site consists of a modern detached bungalow, built in the 1980s, of a brick and wooden cladding build. The dwelling is located within the built-up area of Hertford and the Hertford Conservation Area. The dwellinghouse is located on a reasonably sized plot, with a driveway to the front of the dwelling.

### 3.0 Planning History

The following planning history is of relevance to this proposal:

Application Number	Proposal	Decision	Date
3/14/0627/FP	Single storey part front/side extension and single storey side extension to form new garage	<i>Granted with Conditions</i>	03.06.2014
3/82/1077/RP	Approval of reserved matters for three dwellings	<i>Granted</i>	13.10.1982
3/82/0609/OP	Approval of details for three dwellings	<i>Granted</i>	14.07.1982

### 4.0 Main Policy Issues

4.1 These relate to the relevant policies in the National Planning Policy Framework (NPPF), the pre-submission East Herts District Plan 2016 (DP) and the adopted East Herts Local Plan 2007.

<b>Main Issue</b>	<b>NPPF</b>	<b>LP policy</b>	<b>DP policy</b>
Design/Layout	Section 7	ENV1, ENV5, ENV6	HOU11, DES3
Heritage Assets (Conservation Area)	Section 12	BH6	HA1, HA4
Neighbour Amenity	Section 7	ENV1, ENV5, ENV6	HOU11, DES3
Highways/Parking	Section 4	TR7	TRA3

Other relevant issues are referred to in the 'Consideration of Relevant Issues' section below.

## **5.0 Summary of Consultee Responses**

5.1 HCC Highway Authority has commented that it does not wish to restrict the grant of planning permission. As Hollydell does not form part of the adopted highway network it does not wish to make further comment on the application.

## **6.0 Town/Parish Council Representations**

6.1 Hertford Town Council has no objection to the proposal.

## **7.0 Summary of Other Representations**

7.1 One response has been received stating it does not object to the proposed development based on the plans submitted.

## **8.0 Consideration of Issues**

8.1 The site lies within the built-up area of Hertford. There is therefore no objection in principle to the proposed development. The determining issues are therefore:

- Impact on character and appearance of dwelling and Hertford Conservation Area
- Impact on amenities of neighbouring properties
- Parking provision

### Design/Layout

8.2 The relevant policies seek to ensure that the proposed residential extension is acceptable with regard to its impact on the design and appearance of the building and the street scene.

8.3 The proposed side extension is to serve as a utility room to the existing dwellinghouse. Due to its siting, to the rear of an existing extension, and with mature landscaping to the front of the dwelling and the neighbouring dwelling, it considered that there would be little-to-no visibility of the extension from the streetscene or

surrounding area. Furthermore, it is to be minimal in its size, and will be constructed in matching brick to the dwellinghouse.

- 8.4 The proposed conversion of the two integral single garages would result in the garage doors being removed to be replaced with windows, with the resultant room acting as a living room. The windows are acceptable in their appearance and would match the existing windows. The resultant walls are to be wooden cladded, as seen on other areas of the principle elevation of the dwelling.
- 8.5 The proposed porch canopies are minimal in their size, projecting from the rear and front elevations by no more than a metre. Whilst they are proposed to have a flat roof and are not necessarily adding to the appearance of the dwelling, given the architectural style of the building it is not considered that they are harmful to the appearance of the building.
- 8.6 Officers consider that the proposed extension and porch covers would be of a size, scale, siting and design that would not detract from the character and appearance of the existing dwelling, nor the surrounding area, and that the proposed conversion of the integral garages would not be harmful.

#### Heritage Assets

- 8.7 In accordance with the above considerations, it is not considered that the proposed development would result in harm to the character and appearance of the Hertford Conservation Area.

#### Neighbour Amenity

- 8.8 The proposed side extension will project towards the neighbouring dwelling, No. 2A Hollydell, retaining approximately 1 metre between the side elevation of the extension and the boundary fence with this neighbour. It is noted that this neighbouring dwelling is approximately 13 metres away in distance, with an existing garage at No 2A between the side elevations of these two dwellings. It is

therefore considered that there will be no harm to this neighbour in regards to an overbearing impact, loss of light, or a loss of privacy.

- 8.9 It is not considered that the proposed development would result in any harm to the amenities of any other neighbouring dwelling.

#### Highways/Parking

- 8.10 The proposed development would result in the removal of two integral single garages, and therefore effectively two parking spaces. It is considered that the proposed development would allow for the dwelling to continue to meet parking standards, with a remaining integral single garage, and a driveway to the front which provides space for the parking of approximately 3 vehicles to park and turn within the site.

### **9.0 Planning Balance and Conclusion**

- 9.1 It is considered that proposed extension, porch canopies and garage conversion would not result in any significant harm to the character and appearance of the dwelling or the surrounding Hertford Conservation Area. It is not considered that there will be any harm to any adjoining neighbours in regards to their amenities, and any harm to highway safety due to the loss of the two integral single garages.

### **RECOMMENDATION**

That planning permission be **GRANTED** subject to the conditions set out below:

#### Conditions

1. Three Year Time Limit (1T12)
2. Approved Plans (2E10)
3. Matching Materials (2E13)

## Informatives

### 1. Other Legislation (01OL)

#### 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; the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The balance of the considerations having regard to those policies is that permission should be granted.