

**3/14/0979/FP – Conversion of existing garage to habitable room and pitched roofs to part front and rear elevations at 44 Barley Ponds Road, Ware SG12 7EZ for Mr and Mrs Lawrence**

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**Date of Receipt:** 20.05.2014

**Type:** Full - Other

**Parish:** WARE

**Ward:** WARE – CHRISTCHURCH

**RECOMMENDATION**

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

1. Three Year Time Limit (1T12)
2. Approved plans (2E10) – insert:- GJL/1 and GJL/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.

\_\_\_\_\_ (097914FP.AK)

**1.0 Background:**

- 1.1 The application site is shown on the attached Ordnance Survey extract. It comprises a semi-detached residential property which incorporates an integral garage. The front of the garage (and the entrance porch to the property) project forward of the front elevation of the main house and this element of the property has a flat roof. There is also a section of flat roof to the rear of the house, above a single storey kitchen projection to the rear of the garage.

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- 1.2 The current application seeks planning permission for the conversion of the garage to habitable accommodation and the erection of mono pitch roofs above the existing flat roof areas at both the front and rear of the property.
- 1.3 Planning permission is required for the proposal only in respect of the pitched roof proposed to the front elevation – as it would extend beyond the front elevation of the main house which fronts a highway. This would therefore not constitute ‘permitted development’ under the Town and Country Planning (General Permitted Development) Order 1995 (as amended). The conversion of the garage to habitable accommodation, and the rear pitched roof proposed would not however require planning permission on their own.
- 1.4 The application is being reported to the Committee as the applicant is an employee of East Herts Council.

#### **2.0 Site History:**

- 2.1 There is no planning history relating to this site.

#### **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 a suitable level of parking remains and no works to the existing access or within the public highway are required.

#### **4.0 Town Council Representations:**

- 4.1 Ware 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 No representations have been received as a result.

#### **6.0 Policy:**

- 6.1 The following ‘saved’ policies of the adopted Local Plan are relevant to this application:

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ENV1	Design and Environmental Quality
ENV5	Extensions to Dwellings
ENV6	Extensions to Dwellings - criteria
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 site lies within the built up area of Ware wherein there is no objection in principle to development. The main issue to be considered in this case therefore, is the impact of the proposal on the character and appearance of the dwelling, the wider street scene, and neighbour impact. As stated above, the conversion of the garage into habitable accommodation does not, in itself, require planning permission and therefore this is not a material planning consideration in this case. Nevertheless, some comments are made in respect of parking provision at the end of this report.

7.2 In terms of the impact of the development on the appearance of the dwelling, Officers consider that the proposed pitched roof over the front of the existing garage/porch flat roof would make a positive contribution to the design and appearance of the property. The size, scale, form and design of the roof are appropriate for this location and it is not considered that the proposal would result in any harmful impact on the character of the surrounding area.

7.3 In terms of neighbour impact, and taking into account the height of the proposed pitched roof, at approximately 3.3m from ground level, and the distance to the boundary with 2 Barley Ponds Road, Officers do not consider that the proposal will have any harmful impact on either adjoining property.

7.4 The proposed garage conversion to habitable room would not require planning permission but, in any event, there remains sufficient parking space within the front drive for a three bed dwelling and it is noted that Hertfordshire County Highway raise no objection.

#### **8.0 Conclusion:**

8.1 In accordance with policies ENV1, ENV5, ENV6 and TR7 of the

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adopted Local Plan, the proposal is considered to be an acceptable form of 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 harmful impact on any adjoining property.

- 8.2 Having regard to the above, it is recommended that planning permission is granted, subject to the conditions at the head of this report.