

## DEVELOPMENT MANAGEMENT COMMITTEE – 15 JULY 2020

<b>Application Number</b>	3/20/1075/HH
<b>Proposal</b>	Insertion of window to flank elevation
<b>Location</b>	8 Cresset Close, Stanstead Abbots, Ware
<b>Parish</b>	Stanstead St. Margarets
<b>Ward</b>	Stanstead Abbots

<b>Date of Registration of Application</b>	10 June 2020
<b>Target Determination Date</b>	05 August 2020
<b>Reason for Committee Report</b>	Member application
<b>Case Officer</b>	Femi Nwanze

### **RECOMMENDATION**

That planning permission be **Granted**, subject to the conditions detailed at the end of this report.

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

1.1 This application seeks planning permission for the insertion of a window in the right hand flank elevation of the property at ground floor level in order to convert an existing internal room into a study.

1.2 The main issues for consideration are:

- Principle of Development;
- Design and layout;

#### **2.0 Site Description**

2.1 The subject site is a two storey detached dwellinghouse which is situated on the south - western side of Cresset Close, an existing small cul-de-sac development ; comprising of detached houses with integral garages.

### 3.0 **Planning History**

3.1 There is no recent planning history related to this site.

### 4.0 **Main Policy Issues**

4.1 These relate to the relevant policies in the East Herts District Plan and the National Planning Policy Framework 2019 (NPPF).

<b>Key Issue</b>	<b>District Plan</b>	<b>NPPF</b>
Principle of development	VILL1	Section 2
Design Quality/ Residential Amenity	VILL1, DES4, HOU11	Section 12

Other relevant issues are whether the proposal is likely to be detrimental to neighbour amenity.

### 5.0 **Summary of Consultee Responses**

5.1 No consultations required.

### 6.0 **Town Council Representations**

6.1 Stanstead St. Margarets Parish Council – No response.

### 7.0 **Summary of Other Representations**

7.1 The application has been advertised by neighbour consultation letters. No responses have been received.

### 8.0 **Consideration of Relevant Issues**

#### Principle of Development

8.1 The application relates to a domestic property which is situated within the Group 1 Village of Stanstead Abbots and St Margarets.

The property forms part of a development of residential properties in Cresset Close that had permitted development rights removed for development falling within Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order at the time that planning permission was granted. Planning permission is therefore required for the enlargement, improvement or other (external) alteration of the property.

### Design, layout and Impact on Residential Amenity

- 8.2 The application seeks planning permission to provide an external window for an internal space/room in the former garage area that currently has no window. The window will be positioned in the right hand flank wall of the building; close to an existing flank window. The proposed window will be modest in size and appropriately designed to match those existing. The window will feature obscured glazing to ensure that there is no adverse impact on the neighbouring property; despite the presence of a boundary fence.
- 8.3 The overall design of the proposed flank window is considered to be acceptable and it is appropriate to appearance of the subject property. The proposal would enable the occupier to maximise the use of the property without detriment to the appearance of the property or neighbouring amenity. In this regard it is considered that the proposal accords with Policies VILL 1, DES4 and HOU11 of the East Herts District Plan 2018.
- 8.4 Accordingly, on the balance of considerations as outlined above, the proposal is considered to be acceptable and it is recommended for conditional approval.

### **RECOMMENDATION**

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

1. Three year time limit (1T121)

2. Approved Plans (2E101)
3. Matching Materials (2E132)

Informatives

1. Justification – Grant (JG4)
2. Other Legislation - (01OL1)