

ITEM NO:	
<u>Location:</u>	3 Homefield Hinworth Baldock Hertfordshire SG7 5RX
<u>Applicant:</u>	Mr Nick Tiffin
<u>Proposal:</u>	Single storey side extension and single storey extension to existing garage to provide annexe.
<u>Ref. No:</u>	18/01994/FPH
<u>Officer:</u>	Melissa Tyler

Date of expiry of statutory period: 24.09.2018

Reason for Referral to Committee

The applicant is a member of the Hinworth Parish Council and is related to an employee of the Council who is working within the Planning department.

1.0 Relevant History

1.1 **95/00414/1HH** Side conservatory and garden shed **GRANTED**

2.0 Policies

National Planning Policy Framework

Section 12 - Requiring good Design

Saved Local Plan 2a 1996

Policy 30 - House Extensions

Policy 33 – Relatives and staff accommodation

Policy 57 - Residential Guidelines and Standards

Policy 16 - Areas of Archaeological Significance and other Archaeological Areas

Emerging Local Plan 2011-2031

D2 - House extensions, replacement dwellings and outbuildings

D3 - Protecting living conditions

HS6 - Relatives and dependents accommodation

3.0 Representations

3.1 **Hinworth Parish Council** – No objection

3.2 HCC Natural, Historic and Environment Advisory Team -

Consider that the development is unlikely to have a significant impact on heritage assets of archaeological interest, and therefore no comment to make upon the proposal. While the proposed development is within an area of archaeological potential, it has previously been subject to archaeological evaluation (RPS Clouston 1994) and no remains of interest were found.

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 No 3 Homefield is a large detached property with a detached double garage located on the shared boundary with No 4 located to east of the host property. The property is located on a private road, outside the conservation area and backs onto fields to the rear.

4.2 Proposal

4.2.1 Permission is sought for a single storey side extension to facilitate the enlargement of the breakfast room. Two sets of bi-folding doors are proposed on the two elevations facing the garden. A small open porch area is also proposed to cover the back door entrance. The side extension projects 2 metres from the existing single storey side projection with the proposed roof designed as a continuation of the existing roof.

4.2.2 Permission is also sought of a single storey rear extension to the existing detached garage to facilitate the creation of an annexe following the demolition of an existing shed/summerhouse that is used as habitable accommodation. The annexe has a bedroom with small en-suite and a living area with kitchenette. The extension projects 4.45 metres from the rear elevation and the eaves and ridge match the existing garage. The existing two garage doors are to be replaced with a single double width garage door so that the existing garage space can be retained.

4.2.3 Materials include light grey coloured Eternit Cedral cladding to the new and existing walls of the garage and single storey projection with grey Marley Modern roof tiles to match the existing host property.

4.3 Key Issues

4.3.1 The key issues can be summarised as follows:

- Principle of the annexe
- Design relative to existing dwelling
- Impact on character of the area and street scene
- Impact on living conditions of neighbours.

Proposed Annexe

- 4.3.2 Policy 33 - Relatives and Staff Accommodation of the North Hertfordshire District Local Plan with Alterations states that

'For the accommodation of relatives, dependants or staff within the grounds of an existing dwelling, the Council will permit the development proposal if:

***-A genuine need can be shown; and
-Its size is small and it is physically related to the existing dwelling, normally by the adaptation or extension of existing accommodation; and
-Future occupancy is restricted, either to the purpose stated or to that ancillary to the existing dwelling, by condition with any planning permission.'***

- 4.3.3 The proposed extension to the garage is small and is designed to match the width and height of the existing garage. The garage is located in close proximity to the main dwelling therefore it is my opinion that it is well related to the existing dwelling.
- 4.3.4 Policy 33 states that "***the Council will permit the development proposal if a genuine need can be shown***". The supporting text to Policy 33 states: "***Certain people, for example a family with elderly or infirm grandparents, may wish to have their relatives living nearby. Similarly, with larger houses, separate accommodation for staff may be desired. In looking to the long term, the Council wishes to avoid the creation of separate and independent dwellings which would be unsatisfactory in terms of access, parking, privacy, amenity, and the established character of the area.***" A genuine need would need to be shown at the planning application stage.
- 4.3.5 The agent has demonstrated a genuine need for the annexe, I received the following from the agent;

"The applicants wife has an elderly mother who comes to stay on a regular basis and whilst she enjoys the security of being near her daughter and family she also enjoys an element of independence which is why it has been decided to provide a small "annexe" area where she can come to stay rather than her being integrated into the main dwelling house. The area is a single bedroom with a shower / basin / WC together with a small living area with some kitchen units. There is no wish to divide the site and a condition to that effect would be acceptable if you consider it necessary. Should the area not be required in the future it can be used as guest accommodation for family members who visit for social events"

- 4.3.6 I consider that future occupancy of the annexe can be restricted by condition. The proposal extension on the detached garage could have enough facilities to be converted to a separate dwelling. It is my opinion, therefore that a condition is recommended where the use of the annexed extension is to stay ancillary to the use of the main dwelling and is not to be divided to two separate dwellings. It is therefore my view that the proposal complies with Policy 33 of the current local plan.

Design and street scene

- 4.3.7 Policy 30 stated that house extensions would normal be refused if a "*materially greater impact would occur*" or the extensions would result in a "*size, scale and design out of keeping with the original building*" The proposed extensions in my view comply with Policy 30. The scale and design of the additions are not inappropriate and would not raise any sustainable objections.
- 4.3.8 Although the proposed materials do not match the existing brickwork the proposed cladding would not be so detrimental to the visual amenities of the area of the dwelling itself to justify a refusal of planning permission in my view.
- 4.3.9 The side extension is single storey only and of a modest projection. The addition is not visible in public views. The extension is of a scale and nature that would not be of significance to the overall street scene.
- 4.3.10 I therefore would conclude that the form, roof design and fenestration of the scheme would reflect the character of the original house. The design of the proposal is acceptable and would be in keeping with the existing dwelling and the general character of the property.

Impact on living conditions of neighbours

- 4.3.11 Policy 30 and 57 are intended to safeguard against extensions that would have an unacceptable impact or harm the amenities of the neighbouring properties. I do not consider that the additions would have a poor relationship to the neighbouring property in terms of privacy. I do not consider that the proposed additions would have any adverse impact on the neighbour's amenity given its single storey design and the existing orientation of the properties here.
- 4.3.12 I therefore do not consider that the additions would have any sustainable impact upon the neighbouring residential amenity and it would be difficult to sustain any objections on residential amenity grounds in my view. The proposals therefore comply with both Policy 30 and 57 of the current local plan.
- 4.3.13 No representations from adjoining neighbours have been received.

Parking

- 4.3.14 The provision of parking within the site is not changing as part of the proposed extensions therefore the parking provision is acceptable and no issues are raised.

4.4 Conclusion

- 4.4.1 Subject to conditions, I consider the proposals are acceptable in terms of there design and form. It would not have a materially adverse impact on the living conditions of neighbours or the character of the area.

5.0 **Legal Implications**

5.1 In making decisions on applications submitted under the Town and Country Planning legislation, the Council is required to have regard to the provisions of the development plan and to any other material considerations. The decision must be in accordance with the plan unless the material considerations indicate otherwise. Where the decision is to refuse or restrictive conditions are attached, the applicant has a right of appeal against the decision.

6.0 **Recommendation**

6.1 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.

3. The residential annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as 3 Homefiled, Hinxworth.

Reason: To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected with each other as this would result in an unsatisfactory relationship and inadequate standard of amenity for both properties.

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.