

ITEM NO:

Location: **Kimoro
Gun Road
Knebworth
Hertfordshire
SG3 6BP**

Applicant: **Mr Richard Crabtree**

Proposal: **Detached garage to front of property**

Ref. No: 19/01505/FPH

Officer: **Ben Glover**

Date of expiry of statutory period: 16th August 2019

Extension of statutory period: 20th September 2019

1.0 **Submitted Plan Nos.** P01

2.0 **Site History**

2.1 18/00721/FPH - Erection of detached double garage – Granted Conditional Permission on 10/05/2018.

2.2 17/04042/FPH - Part two storey, part single storey rear extension, single storey front porch extension and works to facilitate conversion of existing garage into habitable space – Granted Conditional Permission on 22/01/2018.

3.0 **Policies**

3.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 5 – Excluded Villages
Policy 28 – House Extensions
Policy 55 – Car Parking Standards
Policy 57 – Residential Guidelines and Standards

3.2 **National Planning Policy Framework**

Chapter 12 – Achieving well-designed places

3.3 **North Hertfordshire Draft Local Plan 2011-2031 - (Incorporating the Proposed Main Modifications November 2018)**

- D1 – Sustainable Design
- D2 – House Extensions and Replacement Dwellings
- D3 – Protecting Living Conditions
- T2 – Parking

3.4 **Supplementary Planning Document**

Vehicle Parking at New Development SPD (2011)

4.0 **Representations**

4.1 **Neighbouring Notifications:**

The owners/occupiers of No. 7 Gun Meadow Avenue and Lynwood, Gun Road were notified on 26/06/2019. No neighbouring comments have been received.

4.2 **Parish Council / Statutory Consultees:**

Network Rail – No comments received

Knebworth Parish Council – “Objects to the scale and bulk of the development in front of the building line”

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

5.1.1 Kimoro is a two storey detached dwelling situated on the south side of Gun Road adjacent to the railway and within a predominately residential area of Knebworth. The property features a brick finish with uPVC fenestration, existing single storey front projection and side garage. The site benefits from off-street parking with space for two to three cars.

5.1.2 The local characteristics of this part of Gun Road consist of predominately semi-detached dwellings of 1930s semi architectural style. The application site is of a different architectural style compared to the rest of the street.

5.2 **Proposal**

5.2.1 Planning permission is sought for the erection of a single storey detached garage to the front of the existing dwellinghouse. The proposal would measure approximately 6m in depth, 7.9m wide and 4.3m in height with 2.3m to the eaves.

5.3 **Key Issues**

5.3.1 The key issues for consideration are as follows:

--The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.

--The impact that the proposed development would have on the living conditions of neighbouring properties.

--The impact that the proposed development would have on car parking provision in the area.

Design and Appearance:

5.3.2 The objectives of the NPPF include those seeking to secure high quality design and a good standard of amenity (Section 7 - Requiring good design). In this regard, Policy 28 and 57 of the Current Local Plan and Policy D2 of the Emerging Local Plan are consistent with the NPPF.

5.3.3 The application property is situated adjacent to the bank of the railway, which rises above the plot immediately to the west. The property is set back within the plot and therefore benefits from a large front garden and driveway separating the main dwelling from the public highway.

5.3.4 The proposed development would provide the occupiers with a two bay single storey garage. A similar sized two bay garage has been previously approved under application reference number 18/00721/FPH. The current proposal would be in the same position as the previously approved garage and would slightly larger in design from that which has been previously approved. When compared to the approved garage, the proposal would increase from 5.5m in depth to 6m in depth and from 3.9m in height to 4.3m in height.

5.3.5 There are no existing examples of detached garages within the locality that are situated to the front of a host dwelling. Although it is recognised that the garage would be large in scale and sited to the front of the site, it would be appropriately placed along the west boundary of the plot alongside the railway bank. Therefore, the development would not unacceptably result in the screening of the property from the surrounding street scene.

5.3.6 Furthermore, the detached garage would be single storey in height with a hipped roof form. When taking into consideration the site context, the development would not result in a detrimental impact upon the character and appearance of the dwelling within the street scene.

5.3.7 Given the above, it is considered that the proposed development would not result in an unacceptable impact upon the character and appearance of the host property and would therefore be compliant with Policy 28 and 57 of the District Local Plan and the core principles set out within the National Planning Policy Framework.

Impact on Neighbouring Properties:

5.3.8 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy 28 of the Local Plan.

5.3.9 Given the siting of the proposed garage, away from neighbouring properties, it is considered that there would be no unacceptable impact upon neighbouring amenities arising from the proposed development. The proposal would therefore be compliant with Policy 28 of the District Local Plan and the aims of the National Planning Policy Framework.

Highways and Parking:

5.3.10 The proposal would result in the creation of two additional car parking spaces following the removal of the existing vegetation and the opening up of the front of the site. No car parking or highways issues would arise as a result of the proposed development.

5.4 Conclusion

5.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of both the existing and emerging Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

5.5 Alternative Options

5.5.1 None applicable

5.6 Pre-Commencement Conditions

5.6.1 I can confirm that the applicant is in agreement with the pre-commencement conditions that are proposed.

6.0 Legal Implications

6.1 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.

7.0 Recommendation

7.1 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. 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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.