

ITEM NO:	
<u>Location:</u>	3 Highbury Road Hitchin Hertfordshire SG4 9RW
<u>Applicant:</u>	Mr & Mrs Reynard
<u>Proposal:</u>	Single storey rear extension; replacement of garage door with window & brickwork to facilitate garage conversion; clear glazing in existing first floor window in side (south) elevation and replacement windows in front elevation; 2.5m fence with trellis along part of north boundary; and ancillary works following demolition of existing rear conservatory
<u>Ref .No:</u>	19/02501/FPH
<u>Officer:</u>	Tom Rea

Date of expiry of statutory period: 11.12.2019

Reason for Delay: Committee cycle

Reason for Referral to Committee

The applicant is an employee of the Council working in the Planning Department.

1.0 Site History

- 1.1 06/00700/1HH: Rear conservatory.
- 1.2 87/00005/1: First floor side extension
- 1.3 96/01246/1HH: First floor side extension

2.0 Policies

2.1 North Hertfordshire District Local Plan No. 2 (Saved Policies, 2007)

- Policy 28: House Extensions
- Policy 55: Car Parking Standards
- Policy 57: Residential Guidelines and Standards

2.2 North Hertfordshire District Local Plan 2011 – 2031 Proposed Submission

- (Incorporating the Proposed Main Modifications, November 2018)
- Policy D1: Sustainable Design
- Policy D2: House extensions, replacement dwellings and outbuildings
- Policy D3: Protecting living conditions
- Policy T2: Parking

2.3 **National Planning Policy Framework**

Section 12: Achieving well-designed places

Section 16: Conserving and enhancing the historic environment

Supplementary Planning Document: Vehicle Parking at New Development (2011)

Emerging Local Plan Appendix 4: Car Parking Standards

3.0 **Representations**

3.1 **Site Notice/ Adjoining occupiers:** No representations received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

No. 3 Highbury Road is a detached two storey dwelling with garage located on the east side of the road south of the junction with The Avenue. The dwelling is elevated above the road with sloping driveway. The dwelling has a hipped roof and the external materials are facing brickwork, plain tiles and upvc windows. The property is within the Hitchin Conservation Area and the Article 4 Direction Area.

4.2 **Proposal**

4.3 The applicants seek planning permission for the following works:

- Single storey rear extension comprising a flat roof with parapet wall surround. The extension would replace an existing conservatory extension. The extension would be 9.2m wide, 4.5m in depth and 3.3m in height (overall). The extension would be constructed in matching brickwork and would have full height sliding doors facing the rear garden and three rooflights.
- Replacement of garage door with upvc window.
- Replacement upvc windows to front elevation, two new side facing windows at first floor level and new side door. Windows and doors to rear elevation to be grey aluminium.
- Replacement fence to side boundary with No. 2 comprising 2m high slatted fence with 0.5m trellis (4.5m in length).

4.4 **Key Issues**

The key issues are design and appearance and impact on the conservation area, impact on neighbouring properties, parking and environmental implications.

4.5 **Design and appearance and impact on the conservation area**

- 4.6 The proposed single storey rear extension comprises a traditional parapet roof design with aluminium rainwater goods. This design solution is often found as an alternative to a pitched roof extension where it is not possible to achieve the required pitch due to the depth of an extension and its height beneath first floor rear windows. A major benefit is that it reduces the height and bulk of an extension. In this case a similar design has been approved at the neighbouring property at No. 4 and it is a design that is commonly used for rear extensions where there is usually more scope to use a variety of roof forms. The full height / width windows introduces a contemporary element that is in keeping with the flat roof design. I consider that the extension is generally sympathetic to this 1950's dwelling and is appropriate in terms of height, form, proportions and materials consistent with Policy 28 of the local plan and Policy D1 of the Emerging Local Plan.
- 4.7 The proposed window to form the garage conversion would be in keeping with the front elevation of house where there is similar fenestration.
- 4.8 The Hitchin Conservation Area is a designated heritage asset and this part of Highbury Road and its significance and history is described in the Hitchin Conservation Area Character Statement and in the vicinity of No. 3 there are many 'positive buildings' mentioned which contribute towards the significance of the area. No. 3 is a more recent addition to Highbury Road however and therefore it arguably has a more neutral impact on the setting of the Conservation Area. Nevertheless, the proposed extension and other minor works are such that they would not be detrimental to the character and appearance of this part of the Hitchin Conservation Area.
- 4.9 **Impact on neighbouring properties**
- 4.10 The single storey rear extension would be set away from both side boundaries. A 1 metre gap separates the extension from No.4 which has a side garage which is to be replaced by a 6m deep rear extension (indicated on the Block Plan, drawing no. PL01B). No. 4 is also on higher ground. As such this property would not be affected by the extension. A 600mm gap is proposed between the extension and No. 2 Highbury Road. No. 2 has several side windows facing towards the proposed extension however they are several metres away and a garage separates the main living accommodation from No. 3. It should also be noted that the proposed extension replaces an existing rear conservatory close to this boundary and that the additional projection is in fact only 1.3m with a limited increase in height. The impact of the extension is further mitigated by the provision of a new 4.5m length of boundary fence which largely screens the extension save for the upper section of brick work (indicated on drawing no. PL-03E (side elevation)). Given the above I consider that the extension would not adversely affect the living conditions of the occupiers of No. 2 Highbury Avenue.

Overall, I consider that the extension would have a satisfactory relationship with adjacent occupiers and would not adversely affect the amenity of the occupiers of Nos. 2 or 4 Highbury Road.

4.11 **Parking**

4.12 The existing property has a single garage and one parking space in front. The provision of two spaces complies with the Council's SPD on parking however the existing garage does not meet current minimum dimensions in the SPD and is not in practice useable for parking a vehicle. There is no increase in bedrooms and in fact the garage conversion works do not require planning permission and therefore there is no requirement to provide additional parking spaces. Furthermore, it would be desirable to retain the current front garden in the interests of maintaining the character and appearance of the Conservation area.

4.13 **Environmental implications**

4.14 The proposed development is of a relatively minor nature and is of an acceptable design and scale having regard to the sustainable location of the site and the Conservation Area designation. It is considered that the proposals would be in general compliance with Policy D1 of the Emerging Local Plan ('Sustainable Design').

4.15 **Conclusion**

4.16 The proposal is acceptable in planning terms.

4.17 **Alternative Options**

4.18 None applicable in this case as the proposals are considered acceptable.

4.19 **Pre-Commencement Conditions**

4.20 None applicable

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.

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.