

## Planning Applications

<https://pa2.north-herts.gov.uk/online-applications>

### Response required by 27 October 2021

**Address:** 8a Coopers Close

**Planning Reference:** 21/02787/FPH

**Full Planning Permission:** Erection of front porch, single storey side extension and enlarge existing rear elevation dormer (as resubmission of planning permission 20/02870/FPH granted 14.01.2021)

Plans and associated documents can be seen on

<https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R05XFCLKGPW00>

### Response from KPC. Neutral

In consideration of the above application our findings and reasons are as follows.

#### General Comments:

1. We welcome applications that offer a high quality of design, affordability, meet government national space standards, proven defined sustainable delivery, address community defined requirements and add value to the parish.
2. The application is for a single storey extension of approximately 10m<sup>2</sup>. The extension is modest in scale and not inappropriate for the site.
3. The extension height near the boundary is less than 3 metres.
4. Construction of the application has been commenced and is ongoing.

## Planning Decisions by NHDC

**Application:** 21/02063/OP

**Proposal:** Erection of two detached dwellings with access from Kimpton Road (all matters reserved except means of access).

**Location:** Meadow House, Kimpton Road, Peters Green, Luton, Hertfordshire, LU2 9QW

**Plan Nos:** Location plan WAR/21/01 WAR/21/02

**Decision:** **Refused** 18<sup>th</sup> October 2021

1. The application site is within an area designated in the North Hertfordshire District Local Plan no.2 with Alterations as Green Belt, within which there is a presumption against inappropriate development, such as that proposed, unless very special circumstances can be demonstrated. In the view of the Local Planning Authority the proposal is not supported by such circumstances. As such, the proposal would not accord with the provisions of Saved Policy 2 of the District Local Plan no.2 with Alterations 1996, emerging Policy SP5 of the Submission Plan 2011 - 2031 or with the provisions of Section 13 of the NPPF.
2. The application proposal would be located in an area remote from services and facilities such that the occupiers would be almost exclusively reliant on private transport for their everyday needs. This would amount to unsustainable development at odds with the National Planning Policy Framework in its aim to promote sustainable patterns of growth and development and policies in the Council's Emerging plan relating to the same, principally Policy SP 1,6, T1 and D

**Application:** 21/02434/FP

**Proposal:** Change of use and conversion of office/light industrial building to a 3 bedroom dwelling involving a single storey side and rear extension, alterations to fenestration and addition of cladding to existing front and part of existing side elevation, provision of 3 car parking spaces and associated landscaping and boundary work following demolition of existing outbuildings

**Location:** 11a High Street, Kimpton, Hitchin, Hertfordshire, SG4 8RA

**Plan Nos:** 001 002 003 004

**Decision:** **Conditional permission** 20<sup>th</sup> October 2021