

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01355/FPH	Insertion of ground floor front window following removal of existing garage door to facilitate garage conversion. Alterations to fenestration.	9 Midhurst Letchworth Garden City Hertfordshire SG6 4SF

Submitted Plan Nos

PL-506A PL-505A PL-501A PL-500A PL-499A PL-498A

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

2.0 **Site History**

2.1 09/01173/1HH wo storey side extension and single storey front and rear extensions following demolition of existing garage. CONDITIONAL PERMISSION

2.2 23/02777/FPH Two storey front extension and replacement front porch (amended plans received 5/02/2024) CONDITIONAL PERMISSION

3.0 **Representations**

3.1 None

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The property is a red brick semi-detached dwelling. To one side of the dwelling is an access to garages and parking which is situated to the rear of the dwelling.

4.2 **Proposal**

4.2.1 Planning permission is sought for a the insertion of a ground floor front window following removal of existing garage door to facilitate garage conversion. Alterations to fenestration.

4.3 **Key Issues**

4.3.1 The key issues in this case are the design of the development relative to the main dwelling/street scene and the impact the development has on the reasonable living conditions of neighbouring properties.

Design

- 4.3.2 The proposed change to the existing garage door to a window to facilitate the conversion of the integral garage to habitable accommodation for the use of a disabled family member would not cause any adverse effect upon the character of the dwelling house or the street scene due to sympathetic form, scale and materials to match the existing.
- 3.4.5 This is considered in line with Section 12 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

Impact on Neighbouring Properties

- 4.3.6 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.7 The proposed development, by virtue of their design is unlikely to occasion significant material harm upon the reasonable living conditions and well-being of neighbouring dwellings.
- 4.3.8 As such, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.
- 4.3.9 This development is therefore also considered in accordance with Section 12 of the NPPF.

Biodiversity Net Gain

- 4.3.10 This is a householder application which is exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental Implications

- 4.3.9 The proposed development would be consistent with the criteria set out in Local Plan Policy D1 '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

4.4 Conclusion

- 4.4.1 Overall I consider that the proposed alterations would accord with the relevant policy guidelines. As such I would not wish to raise a material planning objection to the proposal.

4.5 Alternative Options

- 4.5.1 None applicable

4.6 Pre-Commencement Conditions

4.6.1 None

5.0 **Recommendation**

5.1 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 development hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 7 August 2024	