

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00151/FPH	Alterations to existing detached garage including raised roof, external cladding, and replacement fenestration to facilitate conversion into home office with storage space.	7 Tennyson Avenue Hitchin Hertfordshire SG4 0PX

Submitted Plan Nos

Location Plan 7TA-FP-300-Rev-01 7TA-FP-301-Rev-01 7TA-FP-400-Rev-01 7TA-FP-401-Rev-01 7TA-FP-410-Rev-01

1.0 Policies

2.0 **Site History**

- 2.1 24/01257/FPH: Single storey side/rear extension and front porch extension following removal of existing open sided canopy. Alterations to fenestration. Granted 16th July 2024. Under construction.

3.0 **Representations**

- 3.1 Site Notice / Adjoining occupiers: No responses received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Detached property located on the corner of Masfield and Tennyson Avenue. Detached garage at the rear.

4.2 **Proposal**

- 4.2.1 Alterations to existing detached garage including raised roof, external cladding, and replacement fenestration to facilitate conversion into home office with storage space.

4.3 **Key Issues**

- 4.3.1 Design: Acceptable – Proposal will not dominate the original property. Only a small increase in height is proposed. Matching materials are to be used. Complies with Policies SP9, D1 and D2 of the Local Plan
- 4.3.2 Impact on neighbours – Acceptable – complies with Policy D3 of the Local Plan
- 4.3.3 Parking – Acceptable – parking exists for at least two cars within the side / front curtilage. Complies with parking SPD and Appendix 4 of the Local Plan
- 4.3.4 Climate change – Acceptable – a small scale development that would have no impact on local climate change. Complies with Policy D1 and Section 14 of the NPPF.
- 4.3.5 BNG - 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.

4.4 **Conclusion**
Acceptable in planning terms

4.5 **Alternative Options**

4.5.1 None applicable

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.

Biodiversity Net Gain

This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 11 March 2025	