

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01618/FPH	Single storey rear extension with rear and side canopy and front porch. Alterations to attached garage including raising the ridge height, insertion of front and rear dormer windows, and replacement of the garage door with a window to facilitate the creation of first-floor accommodation and conversion of the garage to habitable accommodation.	22 Benbroke Place Great Ashby Stevenage Hertfordshire SG1 6GR

Submitted Plan Nos

001 Rev A 002 Rev A 003 Rev A 004 Rev A 005 Rev A 006 Rev A

1.0 Policies

1.0 Relevant Policies

National Planning Policy Framework 2026

Section 5 – Meeting the challenge of climate change

Section 14 – Achieving well-designed places

North Hertfordshire Draft Local Plan 2011-2031

Policy T2 – Parking

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

2.0 Relevant Site History

2.1 None relevant

3.0 Representations

3.1 **Neighbour Consultation** – None received

3.2 **Great Ashby Community Council** – None received

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site accommodates a two-storey detached dwelling situated on Benbroke Place, Great Ashby. The site benefits from a front and rear garden and an attached garage.

4.2 Proposal

4.2.1 Single storey rear extension with rear and side canopy and front porch. Alterations to attached garage including raising the ridge height, insertion of front and rear dormer windows, and replacement of the garage door with a window to facilitate the creation of first-floor accommodation and conversion of the garage to habitable accommodation.

4.3 Key Issues

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design and Appearance:

4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses and outbuildings to incorporate a design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 14 of the National Planning Policy Framework.

4.3.3 The proposed front porch would be modest in scale and would match existing materials bar the flat roof.

4.3.4 The proposed rear canopy would have a rough 'L' shape, extend no further than existing built form and would have an extension below comprised largely of sliding, full height glazed doors with a width of 3.0m and a depth of 2.3m. The design includes 1no. rooflight.

4.3.5 The proposed alterations to convert the existing garage into habitable accommodation include a ridge raise of ~0.4m; the replacement of the garage door with a window and replacement side external door; the insertion of a front and rear dormer window each with a width of 2.25m, a maximum depth of 3.8m and a maximum height of 2.25m. The proposed external materials for the dormer windows are rendered walls, single ply membrane flat roof and white uPVC windows. The remaining materials in the conversion are set to match existing. White render is an established external finish in the locality.

4.3.6 The proposal would be highly visible to the streetscene; however, the design uses established materials, remains subordinate to the existing dwelling and the site is set away from the main through-road of Benbroke Place.

4.3.7 In my view, the proposal is considered to be acceptable in design terms and would, therefore, not cause harm to the character and appearance of the dwelling or streetscene. The proposal is considered to comply with Policies D1 and D2 of the NHLP and Section 14 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.8 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 D3 of the NHLP.
- 4.3.9 Regarding neighbour amenity, given the siting of the dormer fenestration facing either the highway or flank of a garage, an increase in overlooking is mitigated. An increased level of shading and perceived bulk would be experienced by no.20 Benbroke Place; however, this is mitigated by the front dormer predominantly running along existing built form and the rear dormer being set in from the ridge and eaves to limit bulk. Therefore, it is considered that the proposed development would not result in an unacceptable level of harm to amenity, as to be objectionable, in terms of overdominance, shading or loss of privacy.
- 4.3.10 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 14 of the NPPF.

Highways and Parking:

- 4.3.11 The development does not indicate an increase in the number of bedrooms. The removal of the garage would reduce on-site parking provision. The site would retain 1no. parking space; so, would fail to comply with Policy T2 of the NHLP. The site is in a sustainable location and on-street parking exists; therefore, failure to comply with Policy T2 would not be a strong enough reason for refusal.

Environmental Implications

- 4.3.12 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.13 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

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.

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: 3 September 2026	