

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION SITE

32 Oak Drive
Codicote
Hitchin
Hertfordshire
SG4 8DZ

Submitted Plan Nos

2091_YPUK_P001 2091_YPUK_P002 2091_YPUK_P003 2091_YPUK_P004 2091_YPUK_P005
2091_YPUK_P0016

1.0 Policies

D2	House exts, replcmnt dwellings outbuild
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T2	Parking
SECN12	Achieving well-designed places
SECN9	Promoting sustainable transport
SPDVP	Vehicle Parking at New Development

2.0 **Site History**

- 2.1 18/02722/FP - Residential development of 167 dwellings (Use Class C3) and associated works including formal open space, internal road network, landscape enhancement and creation of accesses from Heath Lane and St Albans Road; and the demolition of 66 St Albans Road (as amended by drawings received 1st and 6th November 2018, 17th and 18th December 2018 and 3rd April 2019). – Refused. Appeal Allowed.

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received.
- 3.2 **Parish Council** – No representation.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 32 comprises a semi-detached two storey dwelling off Oak Drive, a new build residential road in Codicote.

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for alterations to fenestration to the existing attached garage to facilitate the conversion of the garage into 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 resultant impact on the character and appearance of the area.

- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance:

- 4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate 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 12 of the National Planning Policy Framework.
- 4.3.3 The proposal seeks external alterations to divide the garage into a store to the front, and a gym area to the rear. As viewed from the street scene, there would not be a significant change to the appearance of the garage, though, the garage door would feature a single side hung door within a false garage door. This is not considered to be harmful to the character and appearance of the host dwelling and surrounding street scene. A window is proposed to the side elevation, and folding doors are proposed to the rear elevation. Given the modest scale of these alterations to the dwelling, and their siting to the rear/side of the property behind a fence and gate, I do not consider that harm would arise for the visual amenities of the local area.
- 4.3.4 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.6 The proposed development would not seek to enlarge the building, but would change its window openings. Therefore, I do not consider that dominance would arise for neighbouring occupiers. Outlook from the building would be altered, by creating new openings to the side and rear. Given their ground floor level, and the presence of fencing around the site, I do not consider that harm to privacy levels would arise from the development. No neighbour objections were received.
- 4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The proposed development would continue to be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no 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:

- 4.3.10 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.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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.

3. The extension(s) 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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 8 April 2025	