

DELEGATED FILE NOTE

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

APPLICATION
REFERENCE

BRIEF DESCRIPTION OF DEVELOPMENT

APPLICATION SITE

25/03204/FPH

Alterations to existing detached garage fenestration

62 Kings Road

Hitchin

Hertfordshire

SG5 1RD

Submitted Plan Nos

HET - 1854/01

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 25/02498/LDCP Alterations to existing detached garage to facilitate conversion into office space REFUSED

A Certificate of Lawfulness (proposed) cannot be issued on the basis the existing garage has a height that exceeds 2.5 metres, given it is within 2 metres of a boundary the existing garage has a height of 4.27 metres. This application therefore fails to comply with the requirements of criterion (e i and ii) , Class E, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and planning permission is required for these works.

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is comprises of a two-storey mid-terrace residential dwelling with detached garage sited at the end of the rear garden.

4.1.2 The site is within the settlement boundary for Hitchin where development is generally acceptable subject to planning policies.

4.2 **Proposal**

4.2.1 Planning Permission is sought for alterations to fenestration of the detached garage.

4.3 **Key Issues**

4.3.1 **Design:** The proposal is for alterations to fenestration of the garage with the insertion of a window on the eastern elevation that faces into the garden. In regards to the refused LDC - Although there was no increase to the height of the existing building the garage is more than 2.5 metres in height given it is within 2 metres of the boundary. The ridge height is 4.27 metres with an eaves height of 2.32 metres. Therefore unfortunately the proposal fails this part of Class E. The proposal is considered acceptable in form, scale and appearance. The change to

the door and insertion of a window are modest and acceptable elements. The development will result in an acceptable impact on the character of the street scene. The proposal would comply with Policy D1 and D2 of the Local Plan.

- 4.3.2 **Impact on neighbours:** Given the scale and siting of the proposed development it is considered that the development will not result in any adverse impacts on the reasonable living conditions and well-being of these neighbours in respect of overdominance, loss of privacy and loss of daylight/sunlight. The proposal complies with Policy D3 of the Local Plan.

- 4.3.3 **BNG:** Exempt from BNG requirements.

4.4 **Conclusion**

- 4.4.1 The development would be in accordance with the relevant local and national planning policies.

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 changes to fenestration hereby permitted shall be use 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.

Biodiversity Net Gain

1. 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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 16 February 2026	