

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00791/FPH	Erection of rear garden room.	2 Oakfields Preston Hertfordshire SG4 7FB

Submitted Plan Nos

P1 P2

1.0 Policies

SP2	Settlement Hierarchy and Spatial Distrib
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

- 2.1 25/00120/FPH - Single storey side extension to link existing detached garage to main dwelling. Alterations to existing garage fenestration to facilitate partial conversion of garage into habitable accommodation. – Conditional Permission

3.0 **Representations**

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 2 comprises a detached two storey dwelling off Oakfields, a residential road in Preston.

4.2 **Proposal**

4.2.1 Erection of rear garden room.

4.3 **Key Issues**

4.3.1 Principle: Within the settlement boundary, the erection of an outbuilding to serve a residential dwelling would comply with Policy SP2 of the Local Plan.

4.3.2 Design: The proposed built form and materials would be traditional, and would demonstrate the subservient nature of an outbuilding to the main dwelling. There would be minimal to no impact upon the character and appearance of the dwelling as seen from the street scene. Complies generally with Policy D1 of the Local Plan.

4.3.3 Impact on the street scene: The works are to the rear of the dwelling and would therefore be obscured from view from the public realm. Some views would be gained from neighbouring gardens, though I consider that this would be modest. It is therefore considered that there would be no impact to street scene or conservation area.

4.3.4 Impact on neighbours: None. The siting of the outbuilding to the rear boundary, and its single storey height would not significantly overbear or overshadow neighbouring dwellings and gardens. Outlook would be at ground floor level, and therefore privacy concerns are not considered to arise. Complies with Policy D3 of the Local Plan.

4.3.5 Parking: No alteration to existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.

4.3.6 BNG: Exempt from BNG requirements.

4.3.7 Climate change: Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

4.4.1 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.

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: 13 May 2025	

