

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02390/FPH	Replace existing doors with windows to facilitate conversion of existing front elevations garage into habitable accommodation.	8 The Willows Hitchin Hertfordshire SG4 9EB

Submitted Plan Nos

1850/01

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2024 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

Policy T2 - Parking

2.0 **Relevant Site History**

2.1 00/00510/1 - Three 2 storey detached dwellings with integral double garages, Alteration to existing and creation of new vehicular and pedestrian access with ancillary works, following demolition of existing buildings (as amended by drawings received 19/4/00). Conditional Permission.

Condition 15 attached to the above removes permitted development rights set out in Classes A, D, E, F & G of Part 1 and Class A of Part 2 of Schedule 2 of GDPO 2015 (as amended).

3.0 **Representations**

3.1 **Site and Neighbour Consultation** – None received.

3.2 **St Ippolyts Parish Council** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site occupies a slightly elevated position on the west side of The Willows; a small residential estate located to the southeast side of Hitchin. The property forms part of a development of three detached dwellings granted permission under 00/00510/1 each of which comprise of two-storey, large, dwellings, no.8 benefitting of an integral double garage with off-street parking to the front of the property. The front boundary benefits from a mature hedgerow, which screens the ground floor of the dwelling from its neighbours on the opposite side of the road. At first floor level, immediately above the double garages, a dormer window exists as part of the original design.
- 4.1.2 The application site is within the settlement boundary for Hitchin where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 Replace existing doors with windows to facilitate conversion of existing front elevations 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 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 The proposed extension of habitable accommodation would under normal circumstances be classed as permitted development, however, these rights were removed as part of the original permission for development of the land as per 00/00510/1.
- 4.3.4 The change in appearance as a result of the development would be of a minor scale and would be sympathetic to the existing dwelling. Being on the front elevation of the property would result in a change to the streetscene, however this would be limited and would not impact the character of the estate in terms of the context of the locality. I am satisfied that the proposed development is in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.5 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 Local Plan.
- 4.3.6 No objections have been received and given the minor scale of the proposed development, no significant harm would arise in terms of impact to existing residential amenity. I am satisfied that the proposed development is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.7 The proposed development would result in the loss of two garages and subsequently two parking spaces. However, there remains sufficient off-street parking to the front of the dwelling for two vehicles therefore I am satisfied that the development is in accordance with Policy T2 of the Local Plan and Section 12 of the NPPF.

Biodiversity Net Gain (BNG)

- 4.3.8 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.

Environmental Implications

- 4.3.9 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the Local Plan, which sets out that development proposals should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.10 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 Conclusion

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2, D3 and T2 of the Local Plan 2011-2031 and Sections 2, 12 and 14 of the NPPF 2024.

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 November 2025	