

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00030/FPH	First floor front extension. Alterations to front and side fenestration following removal of existing garage doors to facilitate garage conversion.	5 Worsdell Way Hitchin Hertfordshire SG4 0EB

Submitted Plan Nos

A010 A100 A101 A105 A106

1.0 Policies

D1	Sustainable design
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D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN9	Promoting sustainable transport
SP6	Sustainable transport
T2	Parking
SP9	Design and Sustainability

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached two storey dwelling with a pitched roof. The site is in a residential area comprised of dwellings and flats.

4.2 **Proposal**

- 4.2.1 The proposal is for a first floor front extension with a pitched roof, and the conversion of an integral single garage to habitable rooms with a new window and wall replacing the garage door. A new ground floor side window is shown. The number of bedrooms will be increased from 4 to 5.

4.3 **Key Issues**

- 4.3.1 The key material considerations are design, impacts on neighbour amenity, and parking.

Design

- 4.3.2 The proposed garage conversion will be a small external alteration to the dwelling with a window and front elevation design in keeping with its character and appearance. The garage conversion will have limited and acceptable impacts on the street scene, and is acceptable. There are no objections to the new ground floor side window as it will be small with limited impacts.
- 4.3.3 The proposed front extension is considered to be of a size and design in keeping with the character and appearance of the dwelling. The front extension would be similar to an enlargement to nearby opposite dwelling No. 3, and in this context is considered acceptable. The design is considered acceptable. The proposal complies with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.4 The garage conversion will not enlarge the dwelling, will not comprise uses that are considered harmful to amenity, and the proposed new windows will provide views primarily of the front of the site and the street and the side of No. 6 that does not include any openings, therefore the garage conversion will not harm amenity.
- 4.3.5 The proposed front extension will be sufficiently far from one neighbouring dwelling No. 4 to not cause harm to that property. The front extension will be closer to other neighbouring dwelling No. 6, however it is not considered harmful as the side of No. 6 near the extension does not contain any openings, it would be of a sufficiently small depth and siting to not affect the front openings of No. 6, and no side openings are included. Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.6 The proposal will increase the number of bedrooms by one to 5, but will not result in the loss of a garage as the garage is too small for a car. The site however has two parking spaces in its curtilage, which complies with minimum standards. Parking is considered acceptable. The proposal complies with Policy T2 of the Local Plan.

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**.

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  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 25 February 2025	