

North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

14th November 2024

My Ref: 24/517

Dear Sir / Madam

RE: HOUSEHOLDER APPLICATION FOR THE CONVERSION OF THE GARAGE INTO HABITABLE ACCOMMODATION AND THE REPLACEMENT OF THE GARAGE DOOR WITH A WINDOW AT NO.5 BROCKETT DRIVE, HITCHIN, SG4 0LL

This application seeks the conversion of the existing garage into habitable accommodation at No.5 Brockett Drive, Hitchin. As part of the associated works, the existing garage door would also be replaced with a window. The reason that Planning would be required for these works are because under Condition 8 of the Outline consent for the 116 dwellings within the wider application site (approved under reference 20/00073/FP) it stated *"The use of the garages and 'drive thrus'/car ports hereby permitted shall remain at all times incidental to the enjoyment of the dwellinghouses to which they relate, shall remain in use for the parking of motor vehicles, and shall not be used in connection with any form of trade, business or commercial activity"*.

However, the Councils Vehicle Parking At New Development Supplementary Planning Document (September 2011) states that for 2+ bedroom houses there needs to be 2x allocated parking spaces. As 2x parking spaces would be retained on the site, the level of parking would therefore be in accordance with the Councils standards. This was evidenced as being acceptable by virtue of a recent approval within the wider site under reference 24/00431/FPH. This application was for the insertion of two ground floor windows to existing side elevation to facilitate the conversion of garage into gym. In approving the application, the Officers Report stated *"The site will have at least two parking spaces remaining, which complies with Council minimum standards and is acceptable. The proposal complies with Policy T2 of the Local Plan"*.

With regards to the impact on the street scene that the replacement of the garage door with a window would have is considered limited unarmful. The proposed window would also be on the front elevation of the property, and therefore would not cause undue harm to the amenity of neighbouring occupiers.

If you require any additional information or have any queries then do not hesitate to get in touch.

Yours sincerely

Hayden Dicker

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