

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02887/FPH	Alterations to existing detached garage to include alterations to fenestration and insertion of side rooflight following removal of existing garage doors to facilitate conversion of garage into habitable accommodation at first floor level. External render	257 Icknield Way Letchworth Garden City Hertfordshire SG6 4UE

Submitted Plan Nos

P01 P02 P03 P04 P05

2.0 **Site History**

98/00177/1HH: Two storey side extension and detached double garage.

3.0 **Representations**

3.1 Site Notice / Adjoining occupiers: No responses received

3.2 Letchworth Garden City Heritage Foundation: No responses received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Detached property with detached rear garage located on the south side of Icknield Way. The site is located within the Letchworth Conservation Area.

4.2 **Proposal**

Alterations to existing detached garage to include alterations to fenestration and insertion of side rooflight following removal of existing garage doors to facilitate conversion of garage into habitable accommodation at first floor level. External render.

4.3 **Key Issues**

4.3.1 **Design and appearance**

4.3.2 External changes to the building are limited. The building already includes a first floor room. The only alterations are the replacement of the garage door with a window in matching materials and design to the existing window openings, painted render to match existing, one small rooflight on the east facing elevation and one soil pipe on the rear elevation. These changes would add no additional bulk to the building or materially change its appearance. Therefore the impact of the development on the character and appearance of the area will be minimal. The proposals is considered therefore to comply with Policy SP9 and D1 and D2 of the Local Plan.

4.3.3 **Impact on heritage assets**

The site is within the CA but there are no nearby listed buildings affected. The external changes to the building are very limited therefore there will be little if any impact on the setting of the CA. The impact would be neutral in my opinion therefore the development would be in accordance with Policy HE1 of the Local Plan in that the asset will be secured and its significance preserved.

4.3.4 Impact on neighbouring property

4.3.5 The proposed rooflight would be high level and would face onto the existing garden of the property and face towards the car park of the adjacent Garden City Montessori School. Given these circumstances there would be no impact on the school. The existing garage includes front and rear windows. The front window looks into the garden of the host dwelling whilst the rear window looks out onto a service road at the rear. There would be no direct overlooking of neighbours. The proposals would not be in conflict with Policy D3 of the Local Plan.

4.3.6 Parking

4.3.7 The host property has hardsurfaced parking for at least two cars within the front and side curtilage therefore there would still be sufficient parking within the property to meet the parking needs of the occupiers.

4.3.8 Climate change and BNG

4.3.9 This householder application is exempt from the BNG Regulations. By reason of its limited scale the proposed development is unlikely to have any affect 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.

3. The residential annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as 257 Icknield Way, Letchworth .

Reason: To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected with each other as this would result in an unsatisfactory relationship and inadequate standard of amenity for both properties and to comply with Policy HS6 of the North Hertfordshire Local Plan 2011 to 2031.

Biodiversity Net Gain

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 2 April 2025	

