

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01569/FPH	Single storey front extension to existing garage to link garage with main dwelling and alterations to garage roof.	49 Bedford Street Hitchin Hertfordshire SG5 2JG

Submitted Plan Nos

101 102 location plan deeds

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment
SECN9	Promoting sustainable transport
SP13	Historic environment
SP6	Sustainable transport
T2	Parking
SP9	Design and Sustainability

2.0 **Relevant Site History**

- 2.1 22/01960/FPH - Insertion of rear dormer window and two front velux windows to facilitate loft conversion (as a resubmission of planning application 22/00243/FPH refused on 23.03.2022) – Approved 15/09/22.
- 2.2 22/00243/FPH - Insertion of rear dormer window and two front velux windows to facilitate loft conversion – Refused 23/03/22 for:
1. The proposed dormer window, by reason of its scale, siting, and appearance is considered to be harmful to the visual amenities of the host dwelling and Hitchin Conservation Area. The dormer would therefore fail to comply with the provisions of Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the National Planning Policy Framework and Policies 28 of the Adopted Local Plan and D2 and HE1 of the Emerging North Hertfordshire Local Plan 2011-2031. It is therefore recommended that planning permission be REFUSED for the proposed dormer window.
- 2.3 21/00279/LDCP - Single storey side extension and insertion of rear dormer window and two front velux windows to facilitate loft conversion – Refused 02/03/21.

3.0 **Representations**

- 3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a two storey end-of-terraced dwelling with a pitched roof. The site is a residential area comprised predominantly of terraced and semi-detached dwellings. The site is in a Conservation Area.

4.2 **Proposal**

- 4.2.1 A single storey front extension to an existing single garage, which will continue the mono-pitched roof of the garage. The existing garage roof would be replaced, and would include a rooflight.

4.3 **Key Issues**

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

Design

- 4.3.2 There are no objections to the replacement roof as it would be similar in size and pitch to the existing, and would have limited to no visibility in the street scene. The proposed garage extension would be a small addition, and is considered to be of an acceptable design that would be joined appropriately to its host dwelling.
- 4.3.3 The garage extension would be visible in the street scene and its projection forwards of the group of attached three garages it's within would be visible. The impacts on the character and appearance of the street scene are not however considered harmful as

the depth and size of the extension would be small, and the garage would remain clearly set back from the front of the site and the road.

- 4.3.4 The site is in the Hitchin Conservation Area, where S72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise of planning powers in conservation areas “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”. The proposed development would not be considered to have harmful impacts on the significance of the CA due to its small size, acceptable design, and remaining set back from the front of the site. The proposal complies with Policies D1, D2, and HE1 of the Local Plan, and Sections 12 and 16 of the NPPF.

Neighbour amenity

- 4.3.5 The rooflight will be flush with the existing garage roof slope, will provide views primarily of the sky, and will not harm amenity. The replacement garage roof will have similar impacts to the existing and will not be harmful. The garage extension will be obscured from attached dwelling No. 50 by the host dwelling, and will not harm the amenity of that dwelling. The garage extension will not harm the amenity of other closest dwelling No. 48 to the south as it would be small and relatively far from its side elevation. Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.6 The proposal will not cause the loss of parking provision in the garage. The remaining driveway would be 4.8m in length, which is considered sufficient to provide a parking space. Existing parking would be maintained, and no new parking demands would be generated, therefore the proposal complies with the Local Plan Policy T2.

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 exterior walls of the approved extension shall be of external materials that would be of a similar appearance to those of the host dwelling.

Reason: In the interests of character and appearance. To comply with Policies D1 and D2 of the Local Plan.

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: 24 September 2024	