

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02811/FPH	Single storey side extension to link existing detached garage to main dwelling. Insertion of two rooflights to existing rear roof slope. Alterations to existing garage fenestration to facilitate partial conversion of garage into habitable accommodation. (as a variation of planning permission 25/00120/FPH granted 11.03.2025)	2 Oakfields Preston Hertfordshire SG4 7FB

Submitted Plan Nos

P1 P2A P3A

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 25/00791/FPH - Erection of rear garden room. – Conditional Permission

2.2 25/00120/FPH - Single storey side extension to link existing detached garage to main dwelling. Alterations to existing garage fenestration to facilitate partial conversion of garage into habitable accommodation. – Conditional Permission

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

3.2 **Parish Council** – No response received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 2 comprises a detached two storey dwelling off Oakfields, a residential road in Preston.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

Single storey side extension to link existing detached garage to main dwelling. Insertion of two rooflights to existing rear roof slope. Alterations to existing garage fenestration to facilitate partial conversion of garage into habitable accommodation. (as a variation of planning permission 25/00120/FPH granted 11.03.2025)

4.3 **Key Issues**

4.3.1 **Principle:** Within the settlement boundary of Preston, and comprises a modest alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan

4.3.2 **Design:** The proposed built form and materials would be similar to the existing dwelling and the approved extension, and therefore would occasion minimal to no impact upon the character and appearance of the dwelling as seen from the street scene. Complies generally with Policy D1 of the Local Plan.

4.3.3 **Heritage considerations:** N/A.

4.3.4 **Impact on the street scene:** The works are predominantly to the rear of the dwelling and would therefore be predominantly obscured from view from the public realm. Some views would be gained from neighbouring gardens, though I consider that this would be modest and not objectionable. It is therefore considered that there would be no unacceptable impact to the street scene.

4.3.5 **Impact on neighbours:** The proposal would not project significantly beyond the existing rear elevation of the host dwelling and the neighbouring dwellings. Therefore, impacts to light and dominance would not be unacceptable. Outlook would be similar to existing, and therefore privacy concerns are not considered to arise. Complies with Policy D3 of the Local Plan.

4.3.6 **Parking:** No alterations proposed to the existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.

4.3.7 **BNG:** Exempt from BNG requirements.

4.3.8 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact 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.

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: 16 December 2025	