



www.north-herts.gov.uk

Manjab Ricky Singh Narwal
230 Salisbury Avenue
Barking
IG11 9XY

Our Ref : 25/01887/PREH
Contact : William Thompson
Direct Line : 01462474252
Email : william.thompson@north-herts.gov.uk
Date : 11th August 2025

Dear Sir / Madam,

Pre Application Householder : Garage conversion, infill front extension and relocation front door
70 Highover Way, Hitchin, Hertfordshire, SG4 0RQ

National Planning Policy Framework, 2021

Section 12 – Achieving well-designed places

North Hertfordshire Draft Local Plan 2011-2031

Policy SP1 - Sustainable development in North Hertfordshire

Policy SP9 - Design and sustainability

Policy T2 - Parking

Policy D1 - Sustainable design

Policy D2 - House extensions, replacement dwellings and outbuildings

Policy D3 - Protecting living conditions

Site and Surroundings

The application site accommodates a two-storey, detached dwelling on the east side of Highover Way in a residential area of Hitchin.

Proposal

Pre application advice is sought for *“Garage conversion, infill front extension and relocation front door.”*

Key Issues

The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the area and heritage assets.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.

Principle

The proposal is an extension to a dwelling within the settlement boundary of Hitchin, where development is supported in principle.

Design and Appearance

Policy D1 of the Local Plan requires that development proposals respond positively to the site’s local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

The proposed infill front extension would extend no further forward than the existing front most element with the exception of the bay window, attach to the existing front elements and have a hipped roof. The front entrance door would be relocated to the front elevation. The proposed external materials would match those of the existing dwelling.

The garage conversion would likely have a permitted development fallback position and would, therefore, be unobjectionable.

In my view, the scale of the proposed works would be a sympathetic addition to the dwelling and would not be considered disproportionate. The proposed roof form and material palette are considered sympathetic and would not result in an adverse effect on the character of the dwelling or streetscene.

This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1 and D2 of the Local Plan.

Impact on Neighbour Amenity

Policy D3 of the Local Plan states that planning applications will only be granted where the proposal which do not cause unacceptable harm to living conditions.

Given that the proposal would result in a minimal increase in the dwelling's footprint and the appropriate massing, it is not considered that the proposal would result in unacceptable harm as to be objectionable to neighbour amenity in terms of overdominance, shading or loss of privacy.

This development would therefore be considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways, Access and Parking

The proposal does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Biodiversity Net Gain (BNG)

The proposal would be considered under a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Conclusion

In conclusion, it is my opinion that if a planning application was submitted with the current plans, given the aforementioned points on design and neighbour amenity, the proposal would likely be looked upon favourably.

Any advice given by Council Officers for pre-application enquiries does not constitute a formal response or decision by the council with regards to future planning permission or other consents. You should also be aware that the information provided within this document gives no guarantees about the final formal decision made on a planning application.

Yours faithfully,

William Thompson

Graduate Planning Officer

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>