

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02588/FPH	Insertion of front and rear ground floor windows following removal of existing garage doors to facilitate garage conversion	5 Brockett Drive Hitchin Hertfordshire SG4 0LL

Submitted Plan Nos

Site Location Plans 1128 - 01a 1128 - SK01b

1.0 Policies

D1	Sustainable design
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D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN9	Promoting sustainable transport
T2	Parking
SP9	Design and Sustainability
SP6	Sustainable transport

2.0 **Relevant Site History**

2.1 None.

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 semi-detached dwelling with a pitched roof. The site is in a residential area comprised of detached and semi-detached dwellings and flats, and is part of a new development.

4.2 **Proposal**

- 4.2.1 The partial conversion of an integral single garage to a habitable room, and the alteration of front and rear openings.

4.3 **Key Issues**

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

Design

- 4.3.2 The new openings would be small, of an acceptable design in keeping with the host dwelling, would have limited impacts on the character and appearance of the dwelling and locality, and are acceptable. The design is therefore acceptable. The proposal complies with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.3 The new windows would be on the ground floor, and will primarily provide views of the site and will not cause loss of privacy. The uses proposed within the converted garage would not be considered to generate harmful noise generation as they would be small and for the use of the host dwelling. Impacts on amenity are considered acceptable. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.4 The site will have two parking spaces remaining, which complies with Council minimum standards and is acceptable. The proposal complies with Policy T2 of the Local Plan.

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 external materials to be used in the approved development shall match those of the existing 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: 13 January 2025	