

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01983/FPH	Erection of detached double garage following demolition of existing detached garage. Installation of front boundary metal railings.	17 Wymondley Road Hitchin Hertfordshire SG4 9PH

Submitted Plan Nos

PL.501 PL.502 PL.503 PL.504

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3	Protecting living conditions
T1	Assessment of transport matters
T2	Parking

2.0 **Site History**

- 2.1 25/00072/FPH - Part single, part two storey front extension following the demolition of the existing front porch, two storey rear extension. New and replacement windows. Replace existing flat roof to garage with pitched roof and associated alterations. CP 21/03/2025.
- 2.2 25/01135/S73 - Variation of condition 2 (revised plans) of planning permission 25/00072/FPH granted 21.03.2025 for part single, part two storey front extension following the demolition of the existing front porch, two storey rear extension. New and replacement windows. Replace existing flat roof to garage with pitched roof and associated alterations. CP 12/06/2025.
- 2.3 26/00502/NMA - First floor side obscure glazed window (as Non-Material Amendment to application 25/00072/FPH granted on 20.03.2025). Agreed 04/03/2026.

3.0 **Representations**

- 3.1 Neighbour notification was carried out.
- 3.2 One comment has been received in support.
- 3.3 One objection has been received raising concerns about the parking of vehicles outside the dwelling on the road in a restricted parking area and concerns about the safety of pedestrians and road users as a result.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application property is a two storey dwelling on the north side of Wymondley Road. It is currently being extended. There is an existing double garage sited to the front of the property, close to the boundary with no 22d The Avenue.

- 4.1.2 No 17 and the neighbouring property no 19 share an access off Wymondley Road. The driveway slopes away from the road down towards the dwelling. The existing garage sits at a slightly higher level than the house. The area of driveway in front of the property rises up towards the road with a mature tree in the south west corner.
- 4.1.3 There is variety in the ground levels around the site. The properties to the west, nos 22b, c and d The Avenue, sit at a lower level than the application property and their rear gardens back onto the west boundary of no 17 Wymondley Road. The existing garage sits along the boundary with no 22d The Avenue.

4.2 **Proposal**

- 4.2.1 Consent is being sought for:

“Demolition of existing double garage, erection of replacement double garage and installation of boundary metal railings to front boundary.”

- 4.2.2 Proposed materials are brickwork and tile to match existing, grey metal garage door and black metal railings.

4.3 **Key Issues**

- 4.3.1 The key material considerations when assessing the planning merits of the proposal are:

- Siting, design and appearance.
- Potential impact on neighbour amenity.
- Access, highways and parking.
- Trees.

Siting, Design and Appearance

- 4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site’s local context together with other criteria to encourage a positive and sustainable form of development.
- 4.3.3 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.
- 4.3.4 NPPF policy S4 states that *“Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.”*
- 4.3.5 NPPF policy DP3(1) requires development proposals to respond to their context (the history, character and features of their site and its setting), so that they integrate with

and enhance their surroundings. The policy continues at sub section 3 that *“Development proposals should be refused if, without clear justification, they conflict with paragraph 1 of this policy”*. The policy continues that *“Substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.”*

- 4.3.6 The site is located within Hitchin town where development is supported in principle. It is proposed to demolish the existing flat roofed double garage that is sited close to the front elevation of the extended host dwelling and relocate the garage, with a similar footprint and a pitched roof, to the front of the driveway, adjacent to the road in the south west corner.
- 4.3.7 The siting of the new garage to the front of the driveway would bring the garage substantially forward of the host dwelling. The gap between the original house and the existing garage has been reduced through the implementation of consent 25/01135/S73 for a part single and part two storey front extension. This consent also includes replacement of the existing flat roof to the garage with a pitched roof. This consent is in the process of being built although no alteration to the garage roof has begun at the time of the site visit.
- 4.3.8 The siting of the replacement garage so far forward of the dwelling and so close to the front boundary with Wymondley Road would not appropriately or positively respond to the site’s local context. It would not be sympathetic to the main dwelling in terms of its siting and would not integrate well with or enhance the local surroundings, resulting in harm to the character and appearance of the locality around the site. The proposal would bring the built form of no 17 significantly forward of the main dwelling and would be disconnected from the host dwelling. The proposal would fill the current open space in the front driveway and streetscene with built form, creating unacceptable bulk and mass in this location. The impact would be exacerbated by the rise in levels on the driveway, resulting in the garage dominating the host dwelling and being more apparent in the streetscene due to the ground levels falling away behind it.
- 4.3.9 It is noted that there is variety in the layout of dwellings along Wymondley Road but there is a degree of uniformity with detached dwellings set back from the road with mostly generous open front driveways. There is an example of a detached garage close to the front boundary along Wymondley Road to the east of the application site (no 25 Chiltern Road). However, this is a corner plot with the house frontage facing Chiltern Road and is a different site context and character of dwelling. No 21 Chiltern Road also has a garage close to the site’s boundary adjacent to Chiltern Road. As above, this is a corner plot, and a different site context.
- 4.3.10 For the reasons set out above, the siting of the garage would be contrary to Local Plan policies D1 and D2 and NPPF policy DP3. NPPF policy DP3 is clear at subsection 3 that development proposals should be refused if they conflict with the requirements of sub

section 1 of the policy – that is that proposals respond to their context and integrate with and enhance their surroundings. The policy is also clear that substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals. The siting of a development forms part of the design of the development. The policies of the NPPF are a significant material consideration in the assessment of the development proposal.

4.3.11 The design and appearance of the garage is similar to that previously approved under 25/00072/FPH and 25/01135/S73 and would be acceptable.

4.3.12 The proposed back railings along the front boundary would be acceptable. There is variety in front boundary treatments in the locality with examples of walls and railings nearby.

Impact on Neighbour Amenity

4.3.13 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts.

4.3.14 NPPF Policy P3 refers to living conditions and pollution and sub section 2 (b) sets out that development proposals should not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site.

4.3.15 The replacement garage would be sited away from no 19 Wymondley Avenue – no unacceptable harm arising.

4.3.16 No 22d The Avenue sits at right angles to no 17, with their rear garden backing onto the side boundary with no 17. No 22d sits at a lower level than no 17. The change in height increases as the driveway slopes up to Wymondley Road. The proposed siting of the garage would be at the highest point of the driveway, resulting in the new structure sitting higher than no 22d's garden. Insufficient information has been submitted to clarify how the proposed replacement garage would relate to the existing ground levels with no ground level details provided on the plans. However, it was clear from the site visit that there is a difference in height between the properties.

4.3.17 The proposed replacement garage would result in a new structure located adjacent to the boundary with no 22d The Avenue. It is noted that the existing structure will be removed. However, the new structure will be sited at the highest part of the driveway and with a pitched roof creating more bulk and mass than the existing and at a greater height above no 22d. The replacement garage would result in an unacceptable level of perceived bulk and mass and overbearing on the neighbouring property's amenity

space. In addition, the orientation of the properties means that there will be some degree of overshadowing from the replacement garage on their rear amenity space.

- 4.3.18 For the reasons set out above, the proposal would be contrary to local plan policy D3 and NPPF policy P3 and is unacceptable in terms of neighbouring amenity.

Highways, access and parking

- 4.3.19 No alteration is proposed to the access. The railings will replace an existing fence although to a slightly greater height of 1.22m in height and will not extend as far as the existing fence. The railings are set away from the access and provide visibility through the rails. Acceptable.
- 4.3.20 Adequate parking on driveway and in garage. Acceptable.

Trees

- 4.3.21 There is a mature tree in the south west corner of the driveway close to the front boundary of the site. Whilst the tree is not protected, it does make a positive contribution to the streetscene and its loss would be unfortunate. The submitted application forms states that there are no trees within falling distance of the of the proposed development and that no trees will need to be removed or pruned in order to carry out the proposal. This is clearly incorrect. It is not clear if the tree is to be retained or pruned. Clarification on this has not been sought due to the recommendation for refusal.

Other Matters

- 4.3.22 One objection has been received raising concerns about the parking of vehicles outside the dwelling on the road in a restricted parking area and concerns about the safety of pedestrians and road users as a result. This is not a planning matter but a breach of parking control and concerns should be referred to North Herts DC Parking Enforcement.

4.4 Conclusion

- 4.4.1 The siting of the replacement garage so far forward of the dwelling and so close to the front boundary with Wymondley Road would not appropriately or positively respond to the site's local context. It would not be sympathetic to the main dwelling in terms of its siting and would not integrate well with or enhance the local surroundings, causing harm to the character and appearance of the locality around the site. This would be contrary to Local Plan policies D1 and D2 and NPPF policy DP3.
- 4.4.2 The replacement garage would result in an unacceptable level of perceived bulk and mass and overbearing on the neighbouring property's amenity space. In addition, the orientation of the properties means that there will be some degree of overshadowing from the replacement garage on their rear amenity space. The proposal would be

contrary to local plan policy D3 and NPPF policy P3 and is unacceptable in terms of neighbouring amenity.

5.0 **Recommendation**

5.1 That planning permission **REFUSED** for the following reasons:

1. The siting of the replacement garage so far forward of the dwelling and so close to the front boundary with Wymondley Road would not appropriately or positively respond to the site's local context. It would not be sympathetic to the main dwelling in terms of its siting and would not integrate well with or enhance the local surroundings, causing harm to the character and appearance of the locality around the site. This would be contrary to North Hertfordshire Local Plan policies D1 and D2 and National Planning Policy Framework policy DP3.
2. The replacement garage would result in an unacceptable level of perceived bulk and mass and overbearing on the neighbouring property's amenity space and some degree of overshadowing. This would be contrary to North Hertfordshire Local Plan policy D3 and National Planning Policy Framework Policy P3.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 30 September 2026	