

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01579/FPH	Single storey front porch extension with replacement pitched roof over existing garage to facilitate partial conversion of garage into utility room. External cladding to existing front elevation.	1 Passingham Avenue Hitchin Hertfordshire SG4 9LA

Submitted Plan Nos

110-24-1000 110- 24-1001

1.0 Policies

D1 Sustainable design

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

2.0 **Relevant Site History**

- 2.1 24/00256/FPH - Replacement fence to side (South/West) and rear boundary – Approved 10/04/24.

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 detached dwelling with a pitched roof, on a corner plot. The site is in a residential area comprised of detached, terraced and semi-detached dwellings.

4.2 **Proposal**

- 4.2.1 The erection of a single storey front extension, a new mono-pitched roof over this extension and an existing front projection, the partial conversion of an integral single garage to a habitable room, and the insertion of light oak composite timber cladding on the front elevation.

4.3 **Key Issues**

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

Design

- 4.3.2 The proposed works would be of a small size and scale, and are considered to be in keeping with the character and appearance of the dwelling. The partial garage conversion will be internal and will not affect the locality. The single storey front extension will be small with a shorter depth and width than a projecting garage front projection, and will not harm the street scene.
- 4.3.3 The new mono-pitched roof over the existing garage projection and proposed front projection is not a feature of dwellings from No. 3 Passingham Avenue and Lovell Close beyond No. 3. Such roofs are however features of a number of dwellings on the other side of Passingham Avenue. The proposed roof would be small and would have limited impacts on the street scene and locality. On this basis, the proposed new front pitched roof is considered in keeping with the character and appearance of the street scene and is acceptable.
- 4.3.4 The proposed composite timber cladding would be on the front elevation and the side of the front extension, and would be visible in the street scene. The cladding would replace brown/red hanging tiles, many of which have faded/weathered and therefore there are no objections to their removal.
- 4.3.5 External materials of dwellings from No. 3 Passingham Avenue and Lovell Close beyond No. 3 are a mix of bricks and hanging tiles. External materials from No. 2 Passingham Avenue to No. 20 are bricks and pebble-dashing. Nos. 22 Passingham Avenue onwards are primarily chalet bungalows of bricks and tiles.
- 4.3.6 The dwelling is also close to Whitehill Road, therefore it is considered that the character and appearance of Whitehill Road is also part of the street scene and locality that the proposed alterations to No. 1 can be assessed against. This part of Whitehill Road has a variety of designs and ages of dwellings and of external materials. Some dwellings also have cladding visible, such as No. 50 Whitehill Road. In the overall context of the mix of dwellings and external materials in Passingham Avenue and Whitehill Road, the proposed cladding is considered 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

- 4.3.7 The garage conversion will be internal, and the new room will be a utility room, neither of which will harm amenity. The new cladding will not enlarge the dwelling and will not harm amenity. The single storey front extension and new roof will be small and set away

from the nearest dwellings, and will not harm amenity. Impacts on amenity are considered acceptable. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.8 The proposal will not increase the number of bedrooms, however a single garage will be converted in part. The garage measures 6m by 2.3m internally, which is not considered to be a parking space under Council standards, therefore the proposed conversion will not result in a loss of parking. The amount of parking spaces in the site will remain at 1, therefore as parking will not be reduced there are no objections with regards to parking. 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.

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: 3 September 2024	