

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01073/FPH	Alterations to existing detached garage to include alterations to fenestration and insertion of side rooflights following removal of existing garage doors to facilitate garage conversion.	26 Chapman Way Hitchin Hertfordshire SG4 0LF

Submitted Plan Nos

2025/13/01 2025-13-02

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
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 detached dwelling with a pitched roof. Rear party boundaries are 1.8m high fences. The site is in a residential area comprised of detached and semi-detached dwellings, and is part of a new development.

4.2 **Proposal**

- 4.2.1 The conversion of a detached single garage to habitable rooms including altered and new front and side openings.

4.3 **Key Issues**

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

Design

- 4.3.2 The present detached garage is an ancillary outbuilding to the host dwelling, and its proposed conversion to habitable rooms would mean this would remain the case. The proposed new and altered openings are considered sympathetic and in keeping with the character and appearance of the outbuilding and the host dwelling.
- 4.3.3 Only the altered front openings would be visible in the street scene, however the impacts would be small due to the outbuilding being set back from the highway, as the outbuilding is obscured from most viewpoints by buildings, and as the new openings would be small and unobtrusive.
- 4.3.4 It's not considered that the proposal will detract from the new development as the visibility and impacts of the new openings would be limited, and as there are a variety of dwelling designs within it. 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

- 4.3.5 The proposal will not enlarge the outbuilding, and will not affect neighbours in this respect. The new front openings will provide views of the front of the site and the driveway of the site and the neighbouring dwelling, and will not cause loss of privacy and amenity. The new side openings will provide views of the garden of the site, but will not cause loss of privacy as views from the ground openings will be obscured by the boundary 1.8m fence, and views from two new side rooflights will be of the sky.
- 4.3.6 The proposed garden room and study 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

- 4.3.7 The proposal will lose a parking space, however 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.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 29 July 2025	