

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01891/FPH	Replace garage door with window and raise flat roof of garage to facilitate conversion of attached garage into habitable accommodation.	66 Highfield Letchworth Garden City Hertfordshire SG6 3PZ

Submitted Plan Nos

L01

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

Notes:

- Representations - no objections have been received to this application.
- Relevant planning history - none.
- Planning constraints – none relevant to the site.
- Existing property:
 - 2-storey, semi-detached with single garage attached to side.
 - Off street parking for 2 cars.
- Surrounding area - the surrounding area is largely residential with a variety of properties. There is a variety in the appearance of the streetscene and materials used.
- Proposal – consent is sought for:
 - *“Replace garage door with window and raise flat roof of garage to facilitate conversion of attached garage into habitable accommodation.”*
 - Proposed materials to match existing.
- Design - the proposed alteration to the frontage of the garage and raising of the roof height will alter the appearance of the dwelling in the streetscene. However, the proposal relates well to the host dwelling and the wider context of the site. No unacceptable harm will be caused to the character and appearance of the streetscene which is varied.
 - The proposed materials are acceptable.
- Potential impact on neighbouring amenity
 - The alteration to the front elevation will not cause harm to neighbouring amenity.
 - The raising of the roof height is modest and remains single storey. The garage is set off the shared boundary with no 64 and no unacceptable harm will arise.
- Amenity for future occupiers – acceptable.
- Parking and access – the proposal does not generate the need for additional parking but will result in the loss of the existing garage. However there is adequate space to park on the driveway and on street parking provision.
- Conclusion - the application is therefore considered acceptable in planning terms and to comply with Local Plan policies D1, D2, D3 and T2 and the provisions of the NPPF.
- Recommendation - Grant conditional permission.

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 extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

Proactive Statement:

- 1 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
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Date: 23 September 2026	
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