

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01353/FPH	Insertion of front and side ground floor windows following removal of existing garage doors to facilitate garage conversion into habitable accommodation.	24 Springhead Lane Hitchin Hertfordshire SG4 0LJ

Submitted Plan Nos

Location Plan 24SL_FP100 24SL_FP101 24SL_FP102 24SL_FP103 24SL_FP201 24SL_FP202
24SL_FP203 24SL_FP210 24SL_FP211 24SL_FP212 24SL_FP213 24SL_FP200

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 None.

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a three 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 conversion of an integral single garage to habitable rooms including a new bedroom, a new window and wall on the front elevation to replace the existing garage door, and a new ground floor side window.

4.3 **Key Issues**

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

Design

- 4.3.2 The new windows would be of a size, design and siting in keeping with the character and appearance of the dwelling and locality, and are acceptable. It would also be similar to recent planning permissions 24/02588/FPH and 25/00767/FPH, the latter of which was nearby at No. 18 which is a similar dwelling to the application property. 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 proposal will not enlarge the dwelling, and will not affect neighbours in this respect. The new front windows will provide views of the front of the site and the highway and will not cause loss of privacy and amenity. The new side window will provide views of a driveway and a garage window of next door dwelling No. 26, however as the main habitable rooms and the private garden of No. 26 will not be overlooked, the privacy and amenity of No. 26 would not be considered to be harmed by the side window (no other dwellings will be affected by the side window).
- 4.3.4 The proposed bedroom 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

- 4.3.5 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: 9 July 2025	