

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION

REFERENCE

BRIEF DESCRIPTION OF DEVELOPMENT

APPLICATION SITE

25/03207/FPH

Alterations to existing detached garage including raised roof height and alterations to fenestration to facilitate conversion into habitable space

13 Lower Innings

Hitchin

Hertfordshire

SG5 2NA

Submitted Plan Nos

E01 E02 P01 P02

1.0 Policies

D1

Sustainable design

D2

House exts, replcmnt dwellings outbuild

D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Relevant Site History**

2.1 None relevant.

3.0 **Representations**

3.1 **Neighbour Consultation:** 1 received in objection:

- concerns that the outbuilding would be used as a separate dwelling and that future works may include an upper floor.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a two-storey semi-detached dwelling located on Lower Innings, Hitchin. The application site benefits from a driveway, detached garage and front and rear gardens.

4.2 **Proposal**

- 4.2.1 Alterations to existing detached garage including raised roof height and alterations to fenestration to facilitate conversion into habitable space.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design and Appearance

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. 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. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.3 The proposed alterations to the detached garage would see the roof raised by 0.4m from 2.4m to 2.8m. The alterations to fenestration include the replacement of the garage doors with a window, a replacement side elevation door and a replacement rear elevation window. The design includes 1no. rooflight. All external materials are proposed to match existing. The proposed development would be visible from the street, but the garage is set back from the road and largely screened by the gate.
- 4.3.4 The proposed development, in my view, is sympathetic to the existing dwelling and streetscene in terms of scale, form and materials. As such, the proposed development complies with Policies D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.5 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.6 Regarding neighbour amenity, the proposal does not increase the footprint of the outbuilding; the built form would increase in height along the boundary, but the change is minimal at 0.4m to a height of 2.8m. As such, it is not considered that the proposal would result in an unacceptable level of harm, as to be objectionable, in terms of overdominance, shading or loss of privacy. Regarding the neighbour objection, the change in size does not lend itself to the provision of a separate dwelling and there is no indication of sleeping or cooking as for a detached annexe; the outbuilding would remain subservient to the host dwelling. There is no proposed upper floor in this application, so this cannot be assessed in this application.
- 4.3.7 Therefore, the proposed development complies with Policy D3 of the NHLP.

Highways and Parking:

- 4.3.8 The development does not include an increase in the number of bedrooms. The garage conversion would reduce on-site parking provision. The site would maintain sufficient space for a minimum of 2no. parking spaces. Therefore, with regard to Policy T2 of the NHLP, there would be no parking concerns arising from this proposal.

Environmental Implications

- 4.3.9 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.10 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

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**.

4.5 **Alternative Options**

4.5.1 N/A

4.6 **Pre-Commencement Conditions**

4.6.1 N/A

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.

3. The habitable building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as 13 Lower Innings.

Reason: To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected with each other as this would result in an unsatisfactory relationship and inadequate standard of amenity for both properties and to comply with Policy HS6 of the North Hertfordshire Local Plan 2011 to 2031.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 9 March 2026	