

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02059/FPH	Replacement garage door and installation of associated access ramp. Replacement fenestration throughout and external re-rendering.	High Trees Lucas Lane Hitchin Hertfordshire SG5 2JA

Submitted Plan Nos

24067 - 001 Rev A 24067 - 010 Rev B

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places

1.1. National Planning Policy Framework (2021)

- Section 12 – Achieving well-designed places

1.2. North Hertfordshire Local Plan (2011-2031)

- SP1 Sustainable development in North Herts
- SP9 Sustainable design
- D1 Sustainable design
- D2 House extensions, replacement Dwellings and Outbuildings
- D3 Protecting living conditions
- T1 Assessment of transport matters
- T2 Parking

2.0 Relevant Site History

2.1 **08/00346/1HH** Two storey rear extension **Conditional Permission**

2.2 **13/02322/1PUD** Single storey side/rear extension with new front part pitch roof over garage **Granted**

2.3 **15/02968/1PUD** Insertion of dormer windows in both side roof slopes together with rear roof extension to facilitate conversion of loft to habitable accommodation **Withdrawn**

2.4 **16/01228/1HH** Insertion of dormer windows in both side roof slopes together with rear roof extension to facilitate conversion of loft to habitable accommodation **Conditional Permission**

2.5 **24/02105/FPH** Roof extension including raised ridge height, hip to gable ends, rear roof extension with apex window and insertion of 2no rooflights to front elevation to facilitate loft conversion. Alterations to existing fenestrations **Refused**

3.0 Representations

3.1 None

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 'High Trees' is a detached residential property. It is located along the section of Lucas Lane which is directly opposite Lavender Fields care home. The dwellinghouse is on higher ground than West Hill and the rear of the house is visible from West Hill.

Proposal

- 4.2.1 Planning permission is sought the replacement garage door and installation of associated access ramp. Replacement fenestration throughout and external re-rendering..
- 4.2.2 Windows are proposed to change from existing UPVC white window frames to with black aluminium double glazed units . Terrace door - black aluminium door
- 4.2.3 All exterior walls to have smooth render to replace "rough cast" render

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 resultant impact on the character and appearance of the locality.
- The impact that the proposed development would have on the living conditions of neighbouring occupiers.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the development would have on the environment.

Design and Appearance:

- 4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed and beautiful places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities*”. In this regard, Policy D1 and D2 of the North Herts Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 Policy D1 of the North Herts Local Plan sets out that planning permission will be granted for development proposals that respond positively to the site’s local context, create or enhance the public realm, and reduce energy consumption and waste.
- 4.3.4 Policy D2 of the North Herts Local Plan sets out that planning sets out that planning permission for house extensions will be granted where the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials, and the orientation of the main dwelling.
- 4.3.5 Policy D2 goes on to state that “*extensions should not dominate adjoining properties... and that spacing between buildings ensures there is no harm to the character and appearance of the street scene*”.
- 4.3.6 The proposed changes to the window colour and material and changes to the garage door would be highly visible from the public realm due to the location on higher ground

above West Hill and the rear of the property is visible through the gap between the host and neighbouring dwelling and West Hill which makes the host property highly visible within the street scene. The proposal seeks to use similar materials to match the existing dwellinghouse in terms of render finish, with a smooth render finish rather than the existing rough cast render finish. The existing windows are UPVC white windows and it is proposed that black UPVC windows will replace all the existing windows. I have no objections to the changes to the garage door and the creation of a small ramp on the driveway up to the garage doors. However, while I consider black window frames to be out of character with both the host dwelling and the wider street scene, I note that the neighbouring property has recently received planning approval for similar alterations. Given this precedent, it would be difficult to substantiate a refusal on design grounds in this instance.

4.3.7 However, this decision should not be regarded as setting a precedent for similar changes elsewhere, as each proposal must continue to be assessed on its individual merits and in the context of the specific site and surrounding character.

4.3.8 Therefore the proposed development would be acceptable development that would function well in conjunction with Policy D1 and D2 of the Local Plan and Section 12 of the NPPF.

Neighbouring Amenity:

4.3.9 The objectives of the NPPF seek to ensure that developments secure a high standard of amenity for existing and future occupiers (Section 12 – Achieving well-designed places). This principle is reflected in the provisions set out in Policy D2 and D3 of the North Herts Local Plan.

4.3.10 Policy D3 of the North Herts Local Plan sets out that planning permission will be granted for developments proposals which do not cause unacceptable harm to living conditions.

4.3.11 No neighbouring representations have been received. The key issue for consideration is the impact that the proposed development would have on the living conditions of the adjacent properties, 'Two Ways' and 'Glenifer' and No. 98 West Hill.

4.3.12 Overall it is my view that the proposed development would not result in any harm to the living conditions of the neighbouring properties given that the windows already exist and therefore not increase any overlooking or loss of privacy

Car Parking and Highways:

4.3.13 Policy T1 of the North Herts Local Plan states that “*planning permission will be granted provided that... development would not lead to highway safety problems or cause unacceptable impacts upon the highway network*”.

4.3.14 Policy T2 states that “*planning permission will be granted provided that... proposal have regard to relevant Supplementary Planning Documents*”.

4.3.15 The application site benefits from off-street car parking with space for at least two cars. The loss of the garage space would not give rise to the requirement for additional car

parking provision on site. The proposal would be in compliance with local car parking standards.

Environmental Implications:

- 4.3.16 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.17 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

Biodiversity Net Gain

- 4.3.18 This is a householder application which is exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 Conclusion

- 4.4.1 The development would comply with D1 and D2 of the Local Plan and would comply with P131 of the NPPF.

4.5 Alternative Options

- 4.5.1 None applicable.

4.6 Pre-Commencement Conditions

- 4.6.1 None applicable.

5 Recommendation

5.1 That planning permission be **GRANTED** subject to the following conditions

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.
2. 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.

3. 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.

4. The changes to windows hereby permitted shall only be finished in a black aluminium double glazed units as stated on drawing number 24067 - 010 Rev B - Proposed Elevations Floor and Roof Plans and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the building is in-keeping with the host property and 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:

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: 23 October 2025	

