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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Andrew Hunter.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                               | APPLICATION SITE                                                                   |
|--------------------------|-------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| 24/02275/FPH             | Raise roof height and replace garage door with window to facilitate garage conversion into habitable living space | 26 The Ridgeway<br><br>Codicote<br><br>Hitchin<br><br>Hertfordshire<br><br>SG4 8YP |

**Submitted Plan Nos**

3786.24.1 3786.24.2 3786.24.3 3786.24.4 Location Plan

|        |                                         |
|--------|-----------------------------------------|
| 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 **Site History**

- 2.1 21/02676/FPH - Single storey side extension following demolition of existing attached side elevation garage – Approved 25/10/21.

## 3.0 **Representations**

- 3.1 None received.

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

- 4.1.1 The site is a semi-detached two storey dwelling with a pitched roof. Rear party boundaries are 1.8m high fences. The site is in a residential area comprised of terraced and semi-detached dwellings.

#### 4.2 **Proposal**

- 4.2.1 The proposal is to convert a single attached garage to a habitable room, with an increase in the height of the eaves and flat roof and alterations to openings.

#### 4.3 **Key Issues**

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

##### Design

- 4.3.2 The proposal is a smaller version of the works approved by previous planning permission 21/02676/FPH, with the differences being no side extension to the dwelling and the flat roof of the garage would be retained.
- 4.3.3 The increase in the eaves height is comparable to that approved under 21/02676/FPH, while the retention of the flat roof will minimise additional size and bulk. The size of the extension and the alterations to the dwelling would ultimately be small relative to the host dwelling and the street scene, and taking into account 21/02676/FPH, are not considered harmful. The design is considered acceptable. The proposal complies with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

##### Neighbour amenity

- 4.3.4 The increase in height of the garage will be small, that part of the dwelling is set away from its closest neighbours, and the proposed kitchen use is not considered harmful. Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 of the Local Plan.

##### Parking

- 4.3.5 The proposal will not increase the number of bedrooms but will result in the loss of a single garage. The site will however have two parking spaces in its curtilage, which complies with minimum standards. Parking is considered 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.

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:**

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.

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| <p>Signed</p> <p></p> <p>Anne McDonald</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p>Determining Officer</p> <p><b>Date:</b> 26 November 2024</p>                                                             |                                                                                                                                                 |