

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00120/FPH	Single storey side extension to link existing detached garage to main dwelling. Alterations to existing garage fenestration to facilitate partial conversion of garage into habitable accommodation.	2 Oakfields Preston Hertfordshire SG4 7FB

Submitted Plan Nos

P1 P2 P3

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 No history relating to this dwelling.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Parish Council** – Support.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 2 comprises a detached two storey dwelling off Oakfields, a residential road in Preston. The site is within the Preston Conversation Area.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the erection of a single storey side extension to link an existing detached garage to the main dwelling. And for alterations to the existing garage fenestration to allow for the partial conversion of the garage into habitable accommodation.

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 area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance and Impact upon Conservation Area:

- 4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings 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 development would be set between the main dwellinghouse and the existing detached garage, to adjoin these two structures. A set-down pitched roof would extend between the dwelling and garage with brickwork and matching tiles proposed to external walls. Folding doors are proposed to the rear elevation of the garage to enable its partial conversion. The development would be visible within the street scene, however, due to its set back from the highway edge, I do not consider that the works would appear as incongruous or out place in the relatively consistent layout/appearance of dwellings locally. Given the use of sympathetic materials of construction and built form, I consider that the development would hold an acceptable relationship with the dwelling and street scene. Harm to the wider conservation area is not considered to be significant owing to its location within Oakfields, and the new build nature of the road together with its sympathetic appearance. The design is therefore acceptable.
- 4.3.4 The proposed development is therefore considered to be in compliance with Policies HE1, D1 and D2 of the Local Plan and the core principles set out within Sections 12 and 16 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the

use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.

- 4.3.6 The development would not significantly enlarge the built bulk of the dwelling, and is therefore not considered to occasion harm to neighbouring occupiers by way of a loss of light or from dominance. Outlook from the garage and extension would be at ground floor level, and would therefore not allow for unacceptable losses for neighbouring curtilages and occupiers. No neighbour objections were received.
- 4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The proposed development would continue to be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.9 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.

Biodiversity Net Gain:

- 4.3.10 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 proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

4.5 **Alternative Options**

- 4.5.1 None applicable.

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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 10 March 2025	