

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00512/FPH	Alterations to fenestration and insertion of side rooflight to existing detached garage to facilitate partial conversion of garage into habitable accommodation	29 Sycamore Close Hitchin Hertfordshire SG4 7SN

Submitted Plan Nos

0776SLPa 0776a

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 **Site History**

2.1 18/01364/FPH - Single storey rear and side extensions. Front entrance porch – Approved 22/06/18.

3.0 **Representations**

3.1 **Parish Council** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached two storey dwelling with a pitched roof and detached double garage forwards of the main house. The site is in a residential area comprised of detached dwellings.

4.2 **Proposal**

4.2.1 The proposal is for the conversion of one of the garages of the double garage to a habitable rooms with a new window and wall replacing the garage door, and new and altered openings on the rest of the garage building.

4.3 **Key Issues**

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

Design

- 4.3.2 The proposed garage conversion and the external alterations to the garage building are considered in keeping with the character and appearance of the garage building and main dwelling. The new and altered openings will mainly be visible inside the site and will not harm the locality. 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

- 4.3.3 The garage conversion will not enlarge the outbuilding, and views from the new and altered openings will be primarily of the site and will not harm privacy. The use as habitable accommodation is not considered harmful to amenity. Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.6 The proposal will result in the loss of a garage due to the conversion. The site however will have at least 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 outbuilding shall be used for purposes incidental to those of the main dwelling No. 29 Sycamore Close, Hitchin.

Reason: In the interests of amenity. To comply with Policy D3 of the Local Plan.

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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 April 2025	