

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01644/FPH	Single storey rear extension following demolition of existing rear element.	49 Redhoods Way West Letchworth Garden City Hertfordshire SG6 4DD

Submitted Plan Nos

P1 P2 P3 P4 P5 P6 P7 P8 P9 S1 S2 S3 S4 S5 S6 S7 S8

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2023 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed and beautiful places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

1.4 **Supplementary Planning Document**

North Hertfordshire Design Guide 2011

2.0 **Relevant Site History**

2.1 None.

3.0 **Representations**

3.1 **Site and Neighbour Consultation** – None received.

3.2 **LGCHF** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a bungalow with detached rear garage accessed by a driveway to the north. Gardens exist to both front and rear with a low frontage wall to the boundary with the highway. The neighbouring property to the north comprises of an end of terrace dwelling which forms part of nos. 2-8 Comer Close, a development of four properties which is reflected on all four corners where Redhoods Way West and

Redhoods Way East meet with Bedford Road. Redhoods Way West is characterised by residential bungalows.

- 4.1.2 The application site is within the settlement boundary for Letchworth where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 Single storey rear extension following demolition of existing rear element.

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:

- 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 Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 The application seeks to demolish the existing rear element and construct a single storey full-width rear extension. Although sizable, the rear extension which extends 6.9m in part has been designed so that the southern elevation would see a reduction in the length of the existing pitched roof with the formation of a gable at the point where the existing rear element would be demolished. The extension itself would see an extension along this elevation of 0.78m with the proposed extension benefiting from a flat roof. The extension would provide for additional living accommodation and see an increase in the number of bedrooms from two to three. Additional window openings are proposed to the northern elevation, none to the south. The rear elevation would see the formation of a window opening and a set of bi-folding doors finished in a grey colour. Numerous velux roof lights would be inserted into the roof of the extension as well as two to the existing rear roofslope of the main bungalow. The external finish to the extension would be white render to match the existing bungalow.
- 4.3.4 In design terms the proposal is not visible from the streetscene and is of a scale which respects the existing bungalow and is acceptable.

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 The extension has been designed so as to cause minimal impact on the neighbouring property to the north known as no.8 Comer Close which is set at an angle to the application site. A timber fence to a height of 1.8m exists between the properties. The loss of a section of pitched roof to the existing rear element and the introduction of a flat roof to eaves height of the bungalow means that any impact to no.8 Comer Close is limited. The additional window openings to the northern elevation will be mostly screened by the presence of the existing timber fence. Overall, the impact to the existing residential amenity of no.8 Comer Close would not be significant and is acceptable.

Highways and Parking:

- 4.3.7 The proposed development would result in the addition of one bedroom to the property, increasing the total number to three. The site benefits from sufficient off-street car parking able to accommodate at least two cars and so the proposal would be in compliance with local planning policy.

Environmental Implications:

- 4.3.8 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.
- 4.3.9 The proposed development, 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 (BNG)

- 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 in accordance with Policies SP1, SP9, D1, D2 and D3 of the NHLP 2011-2031 and Sections 2, 12 and 14 of the NPPF 2023.

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 extension hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 4 September 2024	