

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00677/FPH	Two storey rear extension and alterations to existing fenestration.	3 Cashio Lane Letchworth Garden City Hertfordshire SG6 1AY

Submitted Plan Nos

A100 A101 A105-Rev-1 A106-Rev 2 A110

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions

HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment
SECN9	Promoting sustainable transport
SP13	Historic environment
SP6	Sustainable transport
SP9	Design and Sustainability
T2	Parking

2.0 **Site History**

2.1 99/00699/1HH - First floor rear extension – Approved 28/06/99.

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached two storey dwelling with a pitched roof. The site is in a residential area comprised of detached dwellings. A small part of the NE area of the site is in a Conservation Area. A listed building is opposite the site to the NE.

4.2 **Proposal**

- 4.2.1 The erection of a two storey rear extension with a pitched roof, and altered and new openings. The number of bedrooms will be increased from four to five.

4.3 **Key Issues**

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

Design

- 4.3.2 There are no objections to the new and altered openings. The extension is considered to be of a size, siting and design in keeping with the character and appearance of the host dwelling, and will have limited impacts on the dwelling and locality. The proposal will not harm the setting and significance of the Conservation Area and listed building as the impacts will not be significant, and comply with S72 (1) and S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The design is acceptable. The proposal complies with Policies D1, D2 and HE1 of the adopted Local Plan, and Sections 12 and 16 of the NPPF.

Neighbour amenity

- 4.3.3 The two storey extension will not harm the amenity of detached neighbour No. 5 as it would largely be obscured by an existing two storey rear projection of the application property, and will also be set away from the boundary. The two storey rear extension will not affect the amenity of attached neighbour No. 1 as it will be obscured by linked garages/car ports, set away from the closest main habitable rooms of No. 1, set away from the boundary, and does not include side-facing openings. The two storey rear extension will not harm amenity.
- 4.3.4 Of the altered and new openings, two obscure glazed first floor side windows facing towards No. 5 would be replaced with two clear glazed windows serving a bedroom. These new windows would be in close proximity to the side wall of No. 5 and will not harmfully overlook the rear garden and a clear-glazed side window of No. 5 as they will be too oblique from the proposed windows. No. 5 has two closer windows on its side elevation facing No. 3, however these windows are obscure glazed, therefore the proposed windows will not cause overlooking and it's not considered that they should be required to be obscure glazed.
- 4.3.5 A new first floor side window is also proposed facing No. 1. This window would allow for overlooking of the rear garden of No. 1, however as the window would serve a bathroom it can be required to be obscure glazed by condition which would not therefore cause harm. Impacts on amenity are acceptable. The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

Parking

- 4.3.6 The number of bedrooms would be increased from four to five. The site has at least two parking spaces in its curtilage, which complies with minimum parking requirements and 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.

4. The new first floor north elevation side window facing towards No. 1 shall be obscure glazed.

Reason: In the interests of privacy and 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 30 April 2025	