

## DELEGATED FILE NOTE

**CASE OFFICER:** ...Alex Howard.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                    | APPLICATION SITE                                                                   |
|--------------------------|------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| 25/00688/FPH             | Single storey rear extension and alterations to existing fenestration. | 203 Baldock Road<br><br>Letchworth Garden City<br><br>Hertfordshire<br><br>SG6 2EJ |

### Submitted Plan Nos

24108 - 001A 24108 - 010B

### **1.0**    Policies

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

## 2.0 **Planning History**

- 2.1 **18/01702/FPH** - Part two storey part single storey rear extension, single storey front porch extension and ancillary works.

### **Conditional Permission**

- 2.2 **18/00640/FPH** - Part two storey part single storey rear extension, single storey front porch extension and ancillary works.

### **Refused**

## 3.0 **Representations**

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

- 3.2 **Letchworth Heritage Foundation** – None received.

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

- 4.1.1 The site is a detached dwelling located on the south side of Baldock Road, Letchworth. The property is large and occupies a sizable plot, set back from the highway with a deep rear garden.

### 4.2 **Proposal**

- 4.2.1 Planning permission is sought for the erection of a single storey rear extension and alterations to existing fenestration.

### 4.3 **Key Issues**

- 4.3.1 The key considerations are design and the impact on the amenities of neighbouring properties.

#### Design

- 4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions will be granted if the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.

- 4.3.3 The proposal incorporates a single-storey rear extension, measuring approx. 5.0m deep and 9.0m wide, with a flat roof approx. 3.0m in height. The extension would be full width and be finished in red brickwork and uPVC windows and doors with matching glazing bars/casements to the existing property. The proposal also incorporates several alterations to existing windows and doors, including the replacement of a rooflight on the front facing roof slope with a narrower conservation style rooflight, the insertion of a window above the front door, the replacement of a window on the principal elevation with a narrower window, the replacement of 2NO windows on each side elevation with a single window on each elevation. These windows would have matching glazing bars and casements to the existing windows.
- 4.3.4 It is considered that the design of the proposal is acceptable in planning terms. Whilst the proposed extension is 5.0m deep which is more than the LPA would normally permit, this property is a large, detached dwelling on a sizable plot. Moreover, the immediate neighbour due west of the site has an existing detached garage on the boundary which is approximately as deep as the proposed extension. Overall, the depth of the proposal is not considered unreasonable in this instance. The proposal will match the host dwelling in terms of external materials and would not dominate the site, nor will it be visible from the street scene. Moreover, the proposed alterations to windows, rooflights and doors are all considered modest changes to the property and are deemed acceptable.
- 4.3.5 The proposal is therefore deemed acceptable in design terms and in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

#### Impact on Neighbours

- 4.3.6 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.7 The property is set between a residential property due west, No. 201 Baldock Road, and a commercial petrol station due east. Given the existence of the detached garage at No.201 which is on the boundary with the site, which is largely a similar depth to the proposed single storey extension, it is considered that this element will not cause any material harm to living conditions and amenity. The petrol station is screened by a mature hedgerow, so no impacts are anticipated. The proposed window, rooflight and door alterations are not expected to result in any material impact to neighbours. As such, it is considered that the proposal will not result in adverse harm to the reasonable living conditions and well-being of neighbours, with respect to overdominance, loss of daylight/sunlight, and loss of privacy.
- 4.3.8 Therefore, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

#### Biodiversity Net Gain

- 4.3.9 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due to it falling under the scope of the 'de minimis' exemption as this is a householder application.

#### 4.4 **Conclusion**

- 4.4.1 The proposal is considered acceptable in planning terms and in accordance with Policies D1, D2 and D3 of the Local Plan, as well as Section 12 of the NPPF.

#### 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.

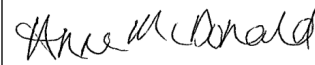
Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. The extension and alterations 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.

|                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div data-bbox="254 562 357 600">Signed</div> <div data-bbox="261 653 574 716"></div> <div data-bbox="254 716 472 749">Anne McDonald</div> <div data-bbox="254 882 518 919">Determining Officer</div> | <div data-bbox="787 596 1252 831">Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</div> |
| <div data-bbox="254 921 511 959"><b>Date:</b> 30 April 2025</div>                                                                                                                                                                                                                      |                                                                                                                                                                                  |