

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02236/FPH	Two storey rear extension, alterations to existing fenestration and erection of detached garage following demolition of existing garage (as amended by plans received on 18th, 19th and 24th November 2024).	20 Sollershott East Letchworth Garden City Hertfordshire SG6 3JN

Submitted Plan Nos

23130 EX103 23130 EX102 23130-EX101 23130-EX105 23130-106 23130-804 Rev01 23130-EX104
23130-803 23130-802 23130-801 23130-EX105 23130-107

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 challenge of climate change, flooding and coastal change

Section 16 – Conserving and enhancing the historic environment

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

Strategic Policies

Policy SP1 – Sustainable development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP9 – Design and Sustainability

Policy SP13 – Historic environment

Development Management Policies

Policy D1 – Sustainable Design

Policy D2 – House Extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

Policy HE1 – Designated heritage assets

1.3 **Supplementary Planning Document**

Letchworth Conservation Area Design Guidance 2001

2.0 **Relevant Site History**

2.1 to attached neighbour no.22 Sollershott East: 89/00719/1 - Two and single storey rear extension. Conditional Permission.

3.0 **Representations**

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

3.2 **LGCHF** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 20 Sollershott east is a two-storey semi-detached residential dwelling located on the north side of Sollershott East and is within the Letchworth Conservation Area. The dwelling is set back from the highway by a front garden. A driveway exists to the east of the dwelling which leads to a detached garage set to the rear of the dwelling. A rear garden exists which is laid to lawn and benefits from mature planting and boundary treatment.

4.1.2 The application site is within the settlement limit for Letchworth where development is generally acceptable subject to planning policy.

4.2 **Proposal**

4.2.1 Two storey rear extension, alterations to existing fenestration and erection of detached garage following demolition of existing garage (as amended by plans received on 18th, 19th and 24th November 2024).

4.2.2 The amended plans reflect a change to the design of the extension so that it reflects the scale and design of the existing extension to the attached neighbour no.22 Sollershott East.

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 Conservation 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, Appearance and Impact on the Conservation Area:

4.3.2 Within a Conservation Area, the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of the Listed Building and Conservation Areas Act (1990). Furthermore, Section 16 of the NPPF sets out guidance relating to sustaining and enhancing heritage assets. In this regard, Policy HE1 of the NHLP is consistent with the NPPF.

4.3.3 When considering the impact of proposed development on the significance of a designated heritage asset (such as a Conservation Area), the NPPF notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be.

4.3.4 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.

- 4.3.5 The proposed extension is full width and would see the ground floor extending from the rear elevation of the existing dwelling in part by 4.7m before reducing to 3.9m where no first floor is proposed. The section proposed at first floor level has a width of 4.0m. The extensions would create additional living accommodation, increasing the property from a three to a four bedroomed dwelling. Floor and elevation plans show the ground floor extension to have a monopitch roof with flat roof sitting behind, the flat roof having a velux rooflight installed. The first floor would join the existing roof at an approximate half-way level with its height below the existing ridge of the side flank dormer resulting in no change to the visibility of the dwelling when viewed from the front elevation and with limited impact to the streetscene from views between the application site and the neighbouring property to the west no.18 Sollershott East which is part of a corner grade II listed residential block. The design of the first floor extension provides for a hipped gable with a central pitched roof dormer which is relative to the scale and design of the extension. Openings to the proposed extension, other than the velux rooflight include two sets of double doors to the ground floor rear elevation and a side window to the flank elevation. At first floor level a window is proposed to the rear elevation together with a window to an en-suite on the flank elevation. Materials include bricks and render to match the existing with uPVC windows matching the colour and style of the existing. The design, which allows for a deeper extension than would normally be granted on this type of residential property is acceptable given that it reflects that of the attached neighbour.
- 4.3.6 In addition to the proposed extensions, the application includes the demolition of an existing detached garage and its replacement with a new detached garage on a smaller scale to the original but retaining the same design. I note that the description relates to a garage, however, the proposed size being 3.0m in length by 3.0m in width would not meet the requirements of a garage used for the parking of a motor car, though cannot be discounted for the parking of other motor vehicles such as bikes etc. In this regard, the driveway of the property provides for the parking of two vehicles which would comply with policy requirements. Views of the garage from the streetscene would be limited given its design and set back position making the development acceptable.

Impact on Neighbouring Properties:

- 4.3.7 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.
- 4.3.8 No objections have been received from neighbouring properties with any impact on existing residential amenity being limited and acceptable.

Highways and Parking:

- 4.3.9 The proposed development would result in the addition of one bedroom to the property, increasing the total number to four. The site benefits from sufficient off-street car parking able to accommodate at least two cars and would be policy compliant.

Environmental Implications:

- 4.3.10 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.
- 4.3.11 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)

- 4.3.12 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 Policies SP1, SP9, SP13, D1, D2, D3 and HE1 of the NHLP 2011-2031 and Sections 2, 12, 14 and 16 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.

4. The window at first floor level on the west side flank elevation of the development hereby permitted shall be permanently glazed with obscure glass and fixed close below a finished floor level of 1.7m.

Reason: To safeguard the privacy of the occupiers of the adjacent dwellings and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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: 26 November 2024	