

## DELEGATED FILE NOTE

**CASE OFFICER:** ...William Thompson.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                                                                           | APPLICATION SITE                                                     |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| 25/01442/FPH             | Part two storey and part single storey rear extensions, single storey extension to rear of garage and reposition existing rear elevation garage doors to the front elevation. | 16 Cashio Lane<br>Letchworth Garden City<br>Hertfordshire<br>SG6 1AX |

### **Submitted Plan Nos**

01/DR/25 02/DR/25 03/DR/25 04/DR/25 05/DR/25 06/DR/25 07/DR/25 08/DR/25 09/DR/25

### **1.0 Policies**

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

T2                      Parking

SECN12                Achieving well-designed places

SECN14                Meeting climate change,coastal,flooding

## 2.0            **Site History**

2.1            21/03246/FPH - Part single storey, part two storey rear extension.

**Conditional Permission**

2.2            21/01478/FPH - Single storey rear extension.

**Conditional Permission**

## 3.0            **Representations**

3.1            **Neighbour consultations** – None received.

3.2            **Letchworth Garden City Heritage Foundation** – None received.

## 4.0            **Planning Considerations**

### 4.1            **Site and Surroundings**

4.1.1        The site is a detached, two-storey dwelling on the east side of Cashio Lane, Letchworth Garden City and resides within the Croft Lane Conservation Area. The site benefits from a driveway, a garage and front and rear gardens.

### 4.2            **Proposal**

- 4.2.1 Part two storey and part single storey rear extensions, single storey extension to rear of garage and reposition existing rear elevation garage doors to the front elevation.

#### 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 impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

#### Design

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.3 The proposed rear extension would match the width of the dwelling with a two-storey element and a single-storey element. The proposed two-storey element would match the width, height and roof form of the existing two-storey rear element and extend 2.0m deeper than existing rear most wall. The proposed single-storey element would have a width of 5.2m, a depth of 5.4m to match the proposed two-storey element and have a flat roof with a height of 3.1m. The proposal includes 1no. rooflight to the single-storey element. The proposed external materials are pebbled dash render painted white for the walls to match existing, brown/red roof tiles to the two-storey element match existing, felt flat roof, white uPVC all bar casement windows to match existing and black aluminium sliding doors.
- 4.3.4 The proposed side/rear extension would match the width, height and roof form of the existing garage and extend 5.2m deeper while remaining stepped back from the proposed two-storey element. The existing side door would be retained and the existing rear elevation garage doors would be repositioned to the front elevation. The proposed

external materials are pebbled dash render painted white for the walls, brown/red roof tiles, white uPVC all bar casement windows and uPVC glazed door with all bar glazing, all to match existing.

- 4.3.5 Alterations to fenestration include the removal of 1no. side elevation window, the replacement of 1no. side elevation window with 2no. smaller ones and 1no. new rear elevation window.
- 4.3.6 In my view, the scale of the proposed works would be a sympathetic addition to the dwelling. The proposed roof form and materials are considered sympathetic to the dwelling and wider street scene and would not result in an adverse effect on the character of the dwelling.
- 4.3.7 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1 and D2 of the Local Plan.

#### Heritage Impact

- 4.3.8 While elements of the proposal would be visible to the public realm, the material palette roof forms and massing of the proposal are considered sympathetic to the dwelling. It is not considered that the proposal would cause unacceptable harm to the character and appearance of the Conservation Area.

#### Impact on Neighbours

- 4.3.9 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.
- 4.3.10 Regarding no.14 Cashio Lane, the northern neighbour, both the single-storey and two-storey elements of the proposal would be sufficiently offset by from the shared boundary line and the proposed side/rear extension would run alongside existing single-storey built form at no.14. The alterations to first-floor side elevation fenestration would cause no more harm than existing. Therefore, it is not considered that the proposal would result in unacceptable harm upon no.14's living conditions in terms of overdominance, shading or overlooking.
- 4.3.11 Regarding no.18 Cashio Lane, the southern neighbour, both the single-storey and two-storey elements of the proposal would be sufficiently offset by from the shared boundary line and would extend to a similar depth as rearmost wall at no.18. The alterations to first-floor side elevation fenestration would cause no more harm than existing. Therefore,

it is not considered that the proposal would result in unacceptable harm upon no.18's living conditions in terms of overdominance, shading or overlooking.

- 4.3.12 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

#### Highways and Parking:

- 4.3.13 The proposal does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

#### Environmental Implications

- 4.3.14 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

#### Biodiversity Net Gain:

- 4.3.15 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 it falling under the scope of the 'de minimis' exemption.

### 4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance Policies D1, D2, D3, T2 of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF.

### 4.5 **Alternative Options**

- 4.5.1 None.

### 4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

## 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.

### **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>Signed</div> <div></div> <div>Anne McDonald</div> | <div>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</div> |
| <div>Determining Officer</div> <div>Date: 22 July 2025</div>                                                                              |                                                                                                                                                     |

