

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

24/02918/FPH

Single storey rear extension; insertion of rear rooflights and alterations to fenestration following demolition of existing rear element. Hardscaping works.

49 Redhoods Way West
Letchworth Garden City
Hertfordshire
SG6 4DD

Submitted Plan Nos

S1 S2 S3 S4 S5 S6 S7 S8 P1A P2A P3A P4A P5A P6A P7A P8A P9A

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework (NPPF) 2024**

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

2.0 **Relevant Site History**

2.1 24/01644/FPH - Single storey rear extension following demolition of existing rear element. Conditional Permission.

3.0 **Representations**

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

3.2 **LGCHF** – Approved in December 2024.

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; insertion of rear rooflights and alterations to fenestration following demolition of existing rear element. Hardscaping works.

- 4.2.2 The application has been revised and reduced in scale with alterations to the design following rejection of the original development by LGCHF. The development is almost complete.

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 development is largely complete and comprises of a rear flat roof infill extension which is flush with the existing rear pitched gable element and west side elevation of the original dwelling. The roof form is raised when compared to the eaves level of the original dwelling however this aspect of the development is not detrimental to the design of the extension or to the appearance and character the original dwelling.
- 4.3.4 Openings comprise of two new window openings to the west side elevation, a new window opening and a set of bi-folding doors to the rear elevation and four rooflights to the roof of the extension with two further velux rooflights installed to the rear slope of the original dwelling.
- 4.3.5 The finish to the external walls is render to match the original dwelling with the two windows to the west side elevation being white uPVC and the window and bi-folding doors to the rear elevation being anthracite grey.
- 4.3.6 The landscaping referred to in the description of development involves the formation of a patio area to the rear of the extension. The patio area is not raised however with the part demolition of an existing low-level retaining wall, two steps would be formed which would lead to the lawned garden space. This aspect of the development has yet to be commenced.
- 4.3.7 In design terms the proposal does not impact the streetscene and provides for an improved layout increasing the number of bedrooms from two to three and so making the original dwelling more suited to modern day family living accommodation and is acceptable.

Impact on Neighbouring Properties:

- 4.3.8 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.
- 4.3.9 The scale and design of the extension and the presence of existing 1.8m high timber fencing to the west side party boundary means that any impact to the neighbouring property as a result of the development will not impact on existing residential amenity to any significant degree and is acceptable.

Highways and Parking:

- 4.3.10 The development results 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 is in compliance with planning policy.

Environmental Implications:

- 4.3.11 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.
- 4.3.12 The 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)

- 4.3.13 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 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 2024.

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 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.

2. 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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 February 2025	