

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02759/FPH	Single storey side and rear extensions to include linking existing detached garage to main dwelling to facilitate conversion to habitable accommodation following demolition of existing side shed. Alterations to existing raised patio area.	11 Glebe Road Letchworth Garden City Hertfordshire SG6 1DS

Submitted Plan Nos

LD719-E01 LD719-E02 LD719-E03 LD719-E04 LD719-P01 LD719-P02 LD719-P03

1.0 Policies

D3 Protecting living conditions

T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.
Letchworth Garden City Heritage Foundation – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a semi-detached, two-storey dwelling on the south side of Glebe Road in a residential part of Letchworth Garden City. Gardens exist to the front and rear, along with a driveway.

4.2 **Proposal**

- 4.2.1 Single storey side and rear extensions to include linking existing detached garage to main dwelling to facilitate conversion to habitable accommodation following demolition of existing side shed.

- 4.2.2 Materials mostly set to match existing.

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 single storey side/rear extension would, on the front elevation, retain the existing garage wall, maintaining a width of 3.8m, and extend the existing canopy to match this width with a rendered column for support. The proposed extension would have a depth of 9.1m to match the depth of the rearmost wall of the dwelling and add a single storey width of 5.1m on the rear elevation to meet said wall. Due to a levels difference, the front elevation height would be 4.0m and the rear elevation height would be 4.3m, both to match the height of the existing roofs. Works to the rear elevation would

also include alterations to the raised patio and fenestration. The proposal also includes 2no. roof lights. The proposed external materials would have white painted rough cast render walls to match existing, white uPVC double glazed windows and rear door to match existing, plain clay tiles for the roofslopes to match existing and single play membrane for the flat roof section.

4.3.4 In my view, the scale of the proposed extension would be a sympathetic addition to the dwelling and would not be considered disproportionate. The proposed roof forms 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.

4.3.5 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

Impact on Neighbours

4.3.6 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.

4.3.7 Regarding, no.10 Glebe Road, the non-adjointing neighbour, this property is set in from the shared boundary, which is largely obscured by vegetation. While the proposal would add more built form to the boundary, it does not add additional depth to the dwelling. Therefore, it is not considered that the proposed extension would result in unacceptable harm in terms of overdominance, shading or loss of privacy.

4.3.8 Regarding, no.13 Glebe Road, the adjoining neighbour, the shared boundary is largely obscured by vegetation and the proposal does not add additional depth to the dwelling. Therefore, it is not considered that the proposed extension would result in unacceptable harm in terms of overdominance, shading or loss of privacy.

4.3.9 Regarding the proposed front elevation, the retained wall with proposed changes and extended canopy are sympathetic to the dwelling and wider streetscene. Additionally, the front entrance of the dwelling is partially obscured by vegetation.

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

Highways and Parking:

4.3.11 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

4.3.12 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:

4.3.13 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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 5 March 2025	