

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02912/FPH	Single storey rear extension following demolition existing single storey rear extension.	10 Sollershott East Letchworth Garden City Hertfordshire SG6 3PL

Submitted Plan Nos

L01-Rev A L-02 Rev C

1.0 Policies

D3	Protecting living conditions
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SECN12	Achieving well-designed places
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T2	Parking
SP1	Sustainable development in North Herts
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

2.0 **Site History**

2.1 74/00517/1 - Extension to dwelling to form additional living accommodation.

2.2 74/00890/1 - Extension to dwelling.

3.0 **Representations**

3.1 **Neighbour Consultation & Site Notice** – 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 semi-detached two-storey dwelling on the north side of Sollershott East in a residential part of Letchworth.

4.2 **Proposal**

4.2.1 Single storey rear extension following demolition existing single storey rear extension.

4.2.2 The proposed extension seeks to replace the existing single storey rear extension approved under 74/00890/1. The proposal would extend the depth by a further 0.8m, increase the width, bringing the extension 0.5m closer to the boundary with the attached neighbour and replacing the rear and east side with black timber cladding. The extension would have a total depth of approximately 8.1m from the original rear wall with a flat roof at a height of 3m. The west wall would have render to match the dwelling.

4.3 **Key Issues**

- 4.3.1 The key issues in this case are the design of the development relative to the main dwelling and the impact the development has on the reasonable living conditions of the neighbouring properties.

Design

- 4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings 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 works would substantially enlarge the host dwelling and when viewed from the side elevation. Although this view would be out of site from the public realm. I find the extension to be a disproportionate addition that would not be considered subordinate to the dwelling and would fail to enhance its character. In my view, the dwelling already has a significant extension to the rear and any further depth would be contrary to the grain of development within the area. There is no permitted development fallback position for an extension of this size and no precedent within the locality has been identified.
- 4.3.4 The proposed development is therefore considered to be contrary to Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore not considered to be acceptable.

Impact on Neighbours

- 4.3.5 The proposed extension would be set away from the detached neighbour of No. 12 Sollershott East and would have some screening from the existing shared garage outbuilding. As such, I do not consider the proposal to be harmful to this neighbour's amenity.
- 4.3.6 However, the proposed rear extension would be set off the boundary with No. 8 Sollershott East by approximately 0.3m and would extend approximately 8.1m in depth from the original rear wall. I consider that this depth off the back of a semi-detached property would have a significant impact upon the neighbouring property. This bulk and depth would be considered an overbearing addition that would materially affect the outlook of the attached neighbouring dwelling.
- 4.3.7 Given the above, it is considered that the proposed development would result in an unacceptably detrimental impact upon neighbouring occupiers and is therefore contrary with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location 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.

Biodiversity Net Gain:

- 4.3.10 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 not considered to be acceptable and is considered to run contrary with the provisions of policies within the Local Plan and the National Planning Policy Framework. Refuse planning permission.

4.5 **Alternative Options**

- 4.5.1 None applicable.

5.0 **Recommendation**

- 5.1 That planning permission be **REFUSED** for the following reasons:

1. The proposed development, by reason of its size, design, siting and appearance, will be detrimental to the character and appearance of the dwelling and the locality. The proposal does not comply with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.
2. The proposed rear extension, by reason of its design and depth extending past the existing rear elevation would result in an unacceptable overbearing impact upon the occupiers of the adjoining neighbouring property (No. 29). The proposed development would fail to comply with Policy D3 of the North Hertfordshire Local Plan 2011-2031 and the core principles set out within the National Planning Policy Framework (2024).

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied 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	