

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01456/FPH	Two storey rear extension to include a Juliette balcony, insertion of first floor side window and alterations to existing front elevation fenestration following demolition of existing rear conservatory.	47 Brandles Road Letchworth Garden City Hertfordshire SG6 2JA

Submitted Plan Nos

PL.001 PL.002 PL.003 PL.004 PL.005 PL.006 PL.007 1 PL.008 2 PL.009

1.0 Policies

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 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

1.4 **Supplementary Planning Document**

North Hertfordshire Design Guide 2011

2.0 **Relevant Site History**

- 2.1 24/00786/FPH - Two storey rear to include a Juliette balcony and single storey front extension following demolition of existing rear conservatory and front porch. Conditional Permission.

3.0 **Representations**

- 3.1 **Site and Neighbour Consultation** – One comment has been received from the owner/occupier of 49 Brandles Road which raises comments that are not planning considerations.

- 3.2 **LGCHF** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site comprises of a two-storey dwellinghouse with linked carport and garage with associated hardstanding to driveway and parking to the front of the dwelling with some garden laid to lawn. To the rear of the property the garden is part hardstanding and part laid to lawn. A previous application submitted under 24/00786/FPH granted planning permission for development shown in para. 2.1.

- 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 Two storey rear extension to include a Juliette balcony, insertion of first floor side window and alterations to existing front elevation fenestration following demolition of existing rear conservatory.
- 4.2.2 The proposed scheme extends that previously approved under 24/00786/FPH from a 3m rear projection which is the same as the existing conservatory to 4.165m an increase in depth of 1.65m and includes some additional minor changes.

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 Following demolition of an existing conservatory, the proposal seeks to construct a full-width two-storey extension extending 4.165m beyond the rear elevation of the existing dwelling. The roof form would match that of the existing pitched roof to the host dwelling. Openings comprise of two doorways to the western elevation at ground floor level, one leading directly into the garage the other to the existing driveway with the existing doorway positioned closer to the front elevation removed. To the rear elevation a set of bi-fold doors would be installed at ground floor level leading into the garden space. At first floor level, two windows openings would be formed in the rear extension one of which would be full-length and benefit from a Juliette balcony. In addition, two window openings would be formed in the original dwelling, one on the eastern and one on in the western elevation to a bathroom and en-suite. At roof level, two velux rooflights are proposed to the western roof slope.
- 4.3.4 To the front elevation, following demolition of the existing porch the application seeks to construct a single storey porch extending 1.565m from the principal elevation of the dwelling having a width of 3.267m. The roof design would take the form of a shallow pitch.
- 4.3.5 Materials to be used in the external finish would match those of the existing dwelling.
- 4.3.6 Other alterations include changing the ground floor front elevation window from full-length to a standard window.
- 4.3.7 In design terms the proposed rear extension is acceptable in scale and design. In regard to the front extension, properties along this section of Brandles Road do offer

some variety, although within this short stretch of this particular house type, the application site would be the only dwelling to benefit from a front porch. Despite this, the impact to the streetscene would be minor and 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 property to the east of the application site known as no.49 Brandles Road benefits from a single storey rear extension and the orientation of the application site would not impact their existing residential amenity. The property to the west known as no.45 Brandles Road is separated from the dwelling by a semi-detached garage with its ridge height set 0.4m below the eaves height of the existing dwelling. The proposed rear extension would project in length to match the ridge line of the existing garage and would not impact on the residential amenity of no.45 to any significant extent and is acceptable.

Highways and Parking:

- 4.3.10 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.

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 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)

- 4.3.13 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 proposed 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 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 windows at first floor level on the east and west elevations of the development hereby permitted shall be permanently glazed with obscure glass and fixed closed below a finished floor level of 1.7m.

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

4. The extension(s) 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: 15 August 2024	