

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02672/FPH	Part two storey and part single storey rear extension. Insertion of 2no rooflights in existing rear and side roof slopes. Alterations to fenestrations and front boundary wall. Installation of solar panels on existing garage roof (as amended by plan received on 18/02/2025).	33 South View Letchworth Garden City Hertfordshire SG6 3JJ

Submitted Plan Nos

24054 - 010E 24054 - 001A

1.0 Policies

1.0 **Local and National Policy**

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

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

Section 16 – Conserving and enhancing the historic environment

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable development in North Hertfordshire

Policy SP9 – Design and Sustainability

Policy SP13 – Historic environment

Development Management Policies

Policy D1 – Sustainable Design

Policy D2 – House Extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

Policy HE1 – Designated heritage assets

2.0 **Relevant Site History**

2.1 79/00761/1 - Erection of detached garage and single storey rear extension. Conditional Permission.

3.0 **Representations**

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

3.2 **LGCHF** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a detached residential dwelling with detached garage and lean-to car part to the north side with the garage being sited to the rear of the dwelling. Gardens exist to the front and rear. To the south side elevation of the dwelling, it is understood that the existing arched recess would have been to the original planned main entrance to the dwelling however the main entrance is now to the front elevation facing South View and is within the Letchworth Conservation Area.

4.1.2 The application site is within the settlement limit for the Letchworth where development is generally acceptable subject to planning policy.

4.2 **Proposal**

4.2.1 The application is for a part two storey and part single storey rear extension. Insertion of 2no rooflights in existing rear and side roof slopes. Alterations to fenestrations and front boundary wall. Installation of solar panels on existing garage roof (as amended by plan received on 18/02/2025).

4.2.2 The amended plan annotates the minor alteration to the front boundary wall.

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 Conservation 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, Appearance and Impact on the Conservation Area:

4.3.2 Within a Conservation Area, the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of the Listed Building and Conservation Areas Act (1990). Furthermore, Section 16 of the NPPF sets out guidance relating to sustaining and enhancing heritage assets. In this regard, Policy HE1 of the NHLP is consistent with the NPPF.

4.3.3 When considering the impact of proposed development on the significance of a designated heritage asset (such as a Conservation Area), the NPPF notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be.

4.3.4 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 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 to communities*”. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.

4.3.5 Following demolition of an existing single storey element with its cat-slide roof form to the southwest side (rear) elevation of the dwelling, the proposal would see the erection of a part two-storey, part single storey extension. The single storey extension would have a height of 3.3 metres and a parapet roof form and would project beyond the rear most part of the dwelling by 3.0 metres infilling part of the ‘L’ space. Beyond the extension to the south and northwest a patio area would be formed which would not exceed a height of 0.3 metres. The part two storey rear extension would project 4.5 metres retaining a distance of 1.2 metres from the existing two-storey rear projection and set back by 0.6 metres. The roof would take the form of a hipped gable with matching eaves line and set below the ridgeline of the original dwelling. To the northwest side elevation, the extensions would be set in from the existing elevation by 2.4 metres. The same northwest side elevation would see the removal of the existing car port and the installation of solar panels to the flat roof of the existing detached garage. New openings would be formed in the ground and first floor of the northwest

elevation, at ground floor two roof lanterns would be installed to the flat roof with the window openings to the northwest elevation being blocked from view by the existing garage. At first floor level a rooflight is proposed. The southwest elevation would see openings at ground floor level together with a dormer window at first floor level within the hipped roof with a rooflight to the original roof slope. The new dormer window would reflect the design of the existing dormer to the original dwelling. The southeast elevation would see the original open arched 'entrance' infilled with the installation of a window, retaining what was once an open external space as an internal design feature. Material would match those of the existing dwelling.

- 4.3.6 As part of the overall works to the property, a short section of vertical timber fencing to a 1.8 metre height would be installed to the northwest elevation between the dwelling and the garage together with a similar short section to the northeast elevation, this would ensure the boundaries to the rear of the property are secured.
- 4.3.7 Changes to the fenestration include the installation of obscure glazing to a ground floor window on the northeast (front) elevation and the replacement of existing bay windows to the southeast elevation with windows of the same design.
- 4.3.8 A minor change is proposed to the existing low-level front boundary wall which would enable a wider driveway. A dropped kerb already exists, and no changes are proposed to alter this.
- 4.3.9 The proposed changes are considered to compliment the original dwelling resulting in a more useable space. Due to the scale and design of the development I am satisfied that there would be no harm to the streetscene or to the character and appearance of the Letchworth Conservation Area and find the development acceptable and in line with planning policy.

Impact on Neighbouring Properties:

- 4.3.10 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.
- 4.3.11 No objections have been received from neighbouring properties. Given the footprint of properties either side of the application site I am satisfied that there would be no loss of existing residential amenity and find the development acceptable and in line with planning policy.

Highways and Parking:

- 4.3.12 The development does not include an increase in the number of bedrooms and therefore there would be no car parking issues arising from the development. The minor change to the low-level front boundary wall would not require planning permission.

Environmental Implications:

- 4.3.13 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.

- 4.3.14 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance planning policy.

Biodiversity Net Gain (BNG)

- 4.3.15 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 Policies SP1, SP9, SP13, D1, D2, D3 and HE1 of the NHLP 2011-2031 and Sections 2, 12, 14 and 16 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 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 extensions 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: 20 February 2025	