

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

24/02935/FPH

Single storey front extension.

60 Caslon Way

Letchworth Garden City

Hertfordshire

SG6 4QL

Submitted Plan Nos

TRD-2411-A2/02 TRD-2411-A2/02

1.0 Policies

D1

Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 Site Notice / Adjoining occupiers: No responses received.

3.2 Letchworth Garden City Heritage Foundation: No response

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Two storey semi-detached property on the north side of Baldock Road within a residential part of Letchworth Garden City. The site is within the Letchworth Conservation Area.

4.2 **Proposal**

4.2.1 Single storey front extension.

4.2.2 The proposed extension would be approximately 1.75m deep, 4m wide with a flat roof at a height of 2.85m. The materials are proposed to match the existing (brick, white uPVC, composite door).

4.3 **Key Issues**

4.3.1 Design: fenestration and materials sympathetic to dwelling. Subordinate in scale to the dwelling. Complies generally with Policy D1 of the Local Plan

4.3.2 Impact on the street scene: Mixed street scene of other front porches / front extensions, set back slightly with modest scale therefore, no adverse harm to street scene. Complies with Policy D1.

4.3.3 Impact on neighbours: None. Complies with Policy D3 of the Local Plan.

4.3.4 Parking: dwelling benefits from a garage and an additional off street parking space. Complies with T2 of the Local Plan.

4.3.5 BNG: Exempt from BNG requirements

4.3.6 Climate change: Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

4.4.1 Acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 21 February 2025	