

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02040/FPH	Single storey rear extension. Raise existing roof height, and extension of, detached garage to link to main dwelling and facilitate habitable accommodation,	11 Willian Way Letchworth Garden City Hertfordshire SG6 2HQ

Submitted Plan Nos

23103 - 001A 23103 - 010B

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 **24/01656/S73** - Variation of Condition two (removal of dormer and rooflights) of planning permission 24/00808/FPH granted on 03/06/2024 for Single storey front/side and rear extension. Insertion of dormer window and No.2 rooflights to existing rear roof slope following demolition of existing side detached garage/workshop.

Withdrawn

2.2 **24/00808/FPH** - Single storey front/side and rear extension. Insertion of dormer window and No.2 rooflights to existing rear roof slope following demolition of existing side detached garage/workshop.

Conditional Permission

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – None received.

3.2 **Letchworth Heritage Foundation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a large, detached property occupying a spacious plot on the west side of Willian Way, Letchworth. The property is of traditional appearance and form, with a large front driveway and rear garden.

4.2 **Proposal**

4.2.1 The application proposes a single storey rear extension, raising the roof height, and extension of, detached garage to link to main dwelling and facilitate habitable accommodation. This proposal is a revision of planning permission ref: 24/00808/FPH granted on 03/06/2024 for 'Single storey front/side and rear extension. Insertion of dormer window and No.2 rooflights to existing rear roof slope following demolition of existing side detached garage/workshop'.

- 4.2.2 For the avoidance of doubt, the changes are limited to the removal of 2NO rooflights and the small rear dormer window, as well as other fenestration alterations on the front and rear elevations.

4.3 **Key Issues**

- 4.3.1 The key issues are design and impact on neighbours.

Design

- 4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions and outbuildings will be granted if the development is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.
- 4.3.3 The proposed changes to this scheme from that previously approved are very minor, given that they are the removal of 2NO rooflights and a rear dormer and minor fenestration changes. The extension itself is not changing in scale or design, which has already been deemed sympathetic to the character and appearance of the host dwelling. Therefore, the proposal is considered acceptable.
- 4.3.4 The proposal is therefore deemed acceptable in design terms and in accordance with Policy D1 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.5 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.6 The proposed changes to the scheme are unlikely to result in any materially detrimental impacts upon the reasonable living conditions and well-being of neighbours, with respect to overdominance and loss of daylight/sunlight, given the scale and type of changes proposed herein.
- 4.3.7 As such, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Biodiversity Net Gain

- 4.3.8 This development is considered exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due to it falling under the scope of the 'de minimis' exemption

4.4 **Conclusion**

- 4.4.1 The proposal is considered acceptable in planning terms and in accordance with Policies D1, D2 and D3 of the Local Plan, as well as Section 12 of the NPPF.

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 extension hereby permitted shall only be finished in the materials as stated on drawing number 23103 - 010B and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the extension is in-keeping with the host property and 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: 1 November 2024	