

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00107/S73	Variation of Condition 2 of planning permission 22/03033/FPH granted on 13.02.2023 - addition of canopy over balcony area on rear elevation as shown on plans 8742-300c and 8742-300f.	20 Sollershott West Letchworth Garden City Hertfordshire SG6 3PX

Submitted Plan Nos

8742-300c 8742-300f 8742-300f

1.0 Policies

2.0 **Site History**

- 2.1 23/00422/FPH - Single storey detached outbuilding including rooflights, solar panels and associated external works. Conditional Permission.
- 2.2 22/03033/FPH - Infill extension to existing front elevation, re-position the existing entrance and create front elevation porch together with part single, part two storey rear extension including balcony to first floor level. Conditional Permission.
- 2.3 99/00753/1HH – Two storey side extension and detached triple garage. Conditional permission 10/09/1999.
- 2.4 To the west of 20 Sollershott West and within the application site, planning permission exists, though now lapsed for a detached dwelling with triple garage under 02/01495/1.

3.0 **Representations**

- 3.1 **Press, Site and Neighbour Consultation** – None received.
- 3.2 **LGCHF** – Application approved as a minor amendment.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 20 Sollershott West is a large, detached two-storey dwelling, with detached triple garage to the front and some outbuildings to the rear. The dwelling itself has been enlarged in line with the 1999 permission with further extensions to the dwelling being granted under 22/03033/FPH to which this application seeks to amend. To the rear of the site are trees covered by TPO refs: 045 and 050 and is within the Letchworth Conservation Area.
- 4.1.2 The application site is within the settlement boundary for Letchworth where development is generally considered acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 The proposal seeks to vary Condition 2 of planning permission 22/03033/FPH to allow for the addition of a canopy over the first-floor balcony area on rear elevation of the dwelling.

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.

4.4 Design, Appearance and Impact on the Conservation Area

- 4.4.1 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 National Planning Policy Framework (NPPF) sets out guidance relating to sustaining and enhancing heritage assets.
- 4.4.2 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.
- 4.4.3 The development seeks to construct a small infill extension to the front bay section of the two-storey element of the dwelling which is attached, and sits to the right of the main dwelling, set back from the main front elevation of the property. The infill extension would enable the existing door to be re-positioned with a canopy roof over which would be an extension of the existing roof slope. The main entrance to the dwelling remains unaltered.
- 4.4.4 To the rear of the dwelling, a single and a two-storey extension are proposed. The single storey extension would sit between both existing two-storey projections, the larger of the two being the subject of the proposed two-storey extension. The single storey extension would have a flat roof and a window facing into the garden. The proposed two-storey extension would see the removal of the existing bay window at ground floor level and the construction of a 3.3m deep by 6.5m wide extension which would provide for an extended kitchen/dining area by way of a sitting room at ground floor and the reconfiguration of the first floor to provide an enlarged master bedroom with balcony and hipped canopy over. Openings at ground floor would consist of two sets of bi-folding doors to the northwest and south west elevations and at first floor level, an additional window to the south west elevation with a double door and full length windows to either side opening onto the rear balcony.
- 4.4.5 The ridge of the proposed two-storey extension having a part hipped pitched roof would sit above the existing roof of the two-storey side element but below the main ridge height of the dwelling. In terms of visibility, the design is such that the slope of the pitch sits neatly behind the existing chimney stack which ensure that the extension is hidden when viewing the property from the front elevation which includes any views from Sollershott West, and so I am satisfied that the proposed development will not occasion any harm to the character and appearance of the Letchworth Conservation Area.
- 4.4.6 In terms of the proposed balcony to the rear, the property sits within large grounds where views to and from neighbouring properties are limited and I am satisfied that there will be

no overlooking or loss of privacy to those properties as a result of its formation and subsequent use.

4.4.7 Other minor changes take place to the fenestration of the rear elevation plus the addition of a flue outlet to the rear west elevation all of which are acceptable.

4.4.8 Materials seek to match that of the existing dwelling.

4.4.9 The existing dwelling is five-bedroomed and there is no change to this under the proposed scheme. The property benefits from sufficient off-street parking which can adequately accommodate several vehicles. In this respect, I am satisfied that the development will not impact on highway safety.

4.4 **Conclusion**

4.4.1 The scheme is deemed acceptable and in accordance with Policies SP1, SP9, D1, D2, D3 and HE1 of the NHDCLP 2011-2031 and Sections 12 and 16 of the NPPF 2021.

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 grant of planning permission 22/03033/FPH.

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.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 4 March 2025	