

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00716/FPH	Replacement of three rear roof lights	333 Norton Way South Letchworth Garden City Hertfordshire SG6 1SZ

Submitted Plan Nos

LocationPlan Existing Rear Elevation Existing/Proposed side Elevation - No Change Proposed Rear
Extract of Roof Plan

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 19/00413/FPH - Erection of free-standing wooden log cabin and decking in rear garden. Landscaping works to include; removal of existing structure in middle of garden and removal of a number of trees and planting of 13 new trees.

Conditional Permission

2.2 17/01898/1HH - Single storey side extension and new roof to existing garage following demolition of part of garage to facilitate conversion to habitable accommodation.

Conditional Permission

2.3 12/00649/1HH - Rear conservatory following demolition of existing single storey rear extension.

Conditional Permission

2.4 87/01147/1 - Erection of single storey rear extension.

Conditional Permission

3.0 **Representations**

3.1 **Neighbour consultations** – None received.

3.2 **Letchworth Garden City Heritage Foundation** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached, two-storey dwelling on the west side of Norton Way South, Letchworth Garden City and is within the Letchworth Conservation Area. The site benefits from a driveway and a rear garden.

4.2 **Proposal**

4.2.1 Replacement of three rear roof lights.

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 impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design

4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street

furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

- 4.3.3 The proposal seeks to replace the existing 3no. light mustard coloured wooden framed rear rooflights with 3no. grey coloured aluminium framed rear rooflights in the same positions. The rooflights are to the rear and would be similar in colour to the existing roofslope and neighbouring dormer window; as such, there would not be unacceptable harm to the character and appearance of the dwelling, streetscene or Conservation Area.
- 4.3.4 In my view, the scale of the proposed works is minor and the materials are considered sympathetic to the dwelling and wider street scene and would not result in an adverse effect on the character of the dwelling.
- 4.3.5 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

Heritage Impact

- 4.3.6 While the proposed materials are a departure from existing, the colour would be sympathetic to the dwelling and local context and would not be visible to the public realm. Therefore, it is considered that the proposal would not harm the character and appearance of the Conservation Area.

Impact on Neighbours

- 4.3.7 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.
- 4.3.8 The replacement rooflights would cause no more harm to neighbour amenity than existing.
- 4.3.9 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

4.3.10 The proposal does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

4.3.11 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

4.3.12 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and in accordance Policies D1, D2, D3, T2 of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF.

4.5 **Alternative Options**

4.5.1 None.

4.6 **Pre-Commencement Conditions**

4.6.1 None.

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