

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01774/FPH	Two storey side/rear extension.	225 Glebe Road Letchworth Garden City Hertfordshire SG6 1DZ

Submitted Plan Nos

197/24/100 197/24/101 197/24/102

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places

2.0 **Planning History**

2.1 None.

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – Comments received from 223 Glebe Road:
"I would be content for this to proceed providing the right of way to the side of the property is maintained after completion of the work. This is critical for my family, who regularly use this right of way to access the back of our property.

Separately, I am also slightly concerned as to the amount of disruption the building work will likely cause. 225 does not have a driveway and I would question where building equipment and machinery would be parked/stored. I would hope that any such machinery would not block my driveway or any other drive way in the cul de sac as constant access is required".

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is an end of terrace dwelling located on the south side of Glebe Road, Letchworth. The row of properties is set back from the highway down a central access road, with the site being the last dwelling on the right perpendicular to the next row of

properties. The site is within the Conservation Area and is adjacent to an area of trees covered by a TPO and a public footpath.

4.2 **Proposal**

4.2.1 Planning permission is sought for a two-storey side/rear extension.

4.3 **Key Issues**

4.3.1 The key considerations are design, the impact on the amenities of neighbouring properties, parking, and BNG/trees.

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 will be granted if the extension 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 proposal seeks to erect a two-storey side extension, measuring approx. 4.0m wide and 7.2m deep with a hipped roof with matching eaves lines and a lower ridge height to the host dwelling. The front elevation of the proposed extension is set back from the principal elevation by approx. 1.8m. The extension would be finished in creamed pebble dash render, brown concrete tiles and white uPVC windows.

4.3.4 It is considered that the proposed development is acceptable in design terms. The extension is set back from the principal elevation, set down from the main dwellings ridge line, and has matching eave lines which is sympathetic and subordinate to the host property. The extension is fairly sizable at 4.0m wide and 7.2m deep, but the property benefits from a sizable side garden which can accommodate a development of this scale. The materials are matching to the host dwelling which is acceptable. Given the location of this property in the far corner of the row of terraces, the scheme will not be wholly visible from Glebe Road. The neighbour at the other end of the row at No.215 has a permission from 2000 for a very similar scale and kind of development which this looks to mirror, which is considered reasonable.

4.3.5 The proposal is therefore deemed acceptable in design terms and in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

4.3.6 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.

4.3.7 The site has two immediate neighbours, No.227 which is the attached terraced neighbour, and No.223, which is the detached neighbour perpendicular to the site. It is considered that given the side location of the proposal, there will be no impact upon the attached neighbour at No.227. In respect of No.223, the extension will be very visible

from this property given the relationship and orientation. However, the extension is set back from this neighbour by approx. 5.0m and will only really be visible from the side facing windows, such that there will be other windows on the front and rear elevation. Therefore, whilst the proposal will be visible, it is considered that the proposed scheme will not result in materially adverse harm to the reasonable living conditions and well-being of this neighbour, in respect of overdominance, loss of privacy and loss of daylight/sunlight.

- 4.3.8 As such, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Parking

- 4.3.9 The property does not benefit from a private parking area in the front of the site, as many of the immediate neighbours do. Therefore, parking is considered to be currently on the area of land to the side of the property, where the proposed side extension is to be located. Therefore, the proposal would result in a loss of parking spaces or at least 2 vehicles, which is contrary to the parking standards set out under Policy T2 of the Local Plan. However, it is understood that the residents of this property do not drive/own a car and the need for parking spaces is therefore not required at present. There is on-street parking on Glebe Road which is not restricted and a number of the properties on this road to benefit from parking. As such, whilst the Council acknowledge that the parking standards are there to ensure a suitable number of spaces in perpetuity for present/future occupiers, in this instance it is considered that the lack of any real need for parking spaces, alongside the on-street parking on Glebe Road and the sustainable nature of Letchworth with public transport links nearby (bus stop round the corner), is such that this is not a refusable matter and is more of a buyer beware issue in this specific instance.

Biodiversity Net Gain

- 4.3.10 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 to it falling under the scope of the 'de minimis' exemption as this is a householder application.

4.4 Conclusion

- 4.4.1 The proposal is considered acceptable in planning terms in accordance with the relevant local and national planning policies.

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(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

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  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 30 September 2024	