

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00794/FPH	Single storey front and rear extensions to existing attached double garage and replace one garage door with window to facilitate conversion of part of double garage into habitable accommodation.	1 Waysbrook Letchworth Garden City Hertfordshire SG6 2DX

Submitted Plan Nos

25005-1WB-A301-A00 25005-1WB-A302-A00 25005-1WB-A303-A00 25005-1WB-A304-A00 25005-1WB-A305-A00 25005-1WB-A306-A00 25005-1WB-A307-A00

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions

SP1 Sustainable development in North Herts

T2 Parking

SECN12 Achieving well-designed places

2.0 **Relevant Site History**

2.1 None relevant.

3.0 **Representations**

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

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises a detached two storey dwelling on the corner of Waysbrook and Lordship Lane in a residential part of Letchworth Garden City. The dwelling has an attached side double garage.

4.2 **Proposal**

4.2.1 Single storey front and rear extensions to existing attached double garage and replace one garage door with window to facilitate conversion of part of double garage into habitable accommodation.

4.2.2 The proposal seeks to enlarge the existing attached garage by widening it by 0.6m, extending it forwards by 1.755m. The proposal also seeks to extend the rear element of the garage which would be 1.04m deep and 1.95m wide. The proposal would have a pitched roof to the front and a flat roof to the rear. The front pitch would have eaves at 2.1m and a peak / parapet wall at 3.15m. Due to the change in ground level, flat roof would sit between 2.55m and 3m in height.

4.2.3 The proposed materials would be Cavity Wall Brick Finish, tiles and white uPVC windows to match the existing.

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 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.

Design and Appearance:

- 4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings 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 proposed enlargement and part conversion of the garage would be visible addition within the street scene with views from both Waysbrook and Lordship Lane. The dwelling benefits from a large front / side garden. The proposed extension would be set back from the principal elevation of the dwelling and would have sympathetic materials and roof form. In my view, it would not be a significant increase on the existing double garage.
- 4.3.4 This is considered in line with Section 12 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

Impact on Neighbouring Properties:

- 4.3.5 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.
- 4.3.6 The proposed side extension would be on the boundary with no.9 Lordship Lane. Given the existing relationship between the garage and the neighbour on this boundary, I do not consider that the extensions would be considered harmful. This area of the neighbour's plot is used as a paved vehicle parking space and is currently obscured from the dwelling by their detached garage.
- 4.3.7 The proposal therefore complies with Policy D3 of the Local Plan.

Highways and Parking:

- 4.3.8 The proposed development would retain a vehicle parking spaces within the garage and would have a large driveway to the front which would comply with Policy T2 of the Local Plan.

Biodiversity Net Gain (BNG)

- 4.3.9 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental Implications:

- 4.3.10 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.11 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the NHLP 2011-2031 and Sections 2, 12 and 14 of the NPPF 2024.

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.

4. The garage extension and conversion hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as 1 Waysbrook.

Reason: To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected with each other as this would result in an unsatisfactory relationship and inadequate standard of amenity for both properties.

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: 13 May 2025	