

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02791/FPH	Two storey rear and side extension following removal of single storey rear element. Replace existing garage roof with pitched roof and alterations to fenestration including insertion of first floor side window. (Amended plans received 19/03/25).	70 Hawthorn Hill Letchworth Garden City Hertfordshire SG6 4HQ

Submitted Plan Nos

MC/03 MC/04 MC/01 MC/02 Location 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 **Relevant Site History**

2.1 93/00953/1HH - Two storey rear extension.

Granted

3.0 **Representations**

3.1 **Neighbour Consultation:** None received

ARCHAE - Natural, Historic and Built Environment: No comment

ECOLNH – North Herts Council Ecologist: Bats informative

LGCHF – Letchworth Garden City Heritage Foundation: None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The property is a two-storey detached dwelling located on the east side of Hawthorn Hill, Letchworth Garden City. The property has a small front garden, driveway, garage and a large rear garden.

4.2 **Proposal**

- 4.2.1 Two storey rear and side extension following removal of single storey rear element. Replace existing garage roof with pitched roof and alterations to fenestration including insertion of first floor side window.

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 and Appearance

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. 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 proposed two-storey rear/side extension would somewhat mirror the existing two-storey rear extension with 0.3m of flat roof between the two roof forms. The width would measure 6.4m with 2.8m extending beyond the side elevation wall to match the width of the existing garage; the depth would measure 4.1m to match the existing two-storey extension; the roof would be hipped with an eave's height of 4.8m and a peak of 7.5m to match the existing two-storey extension. The proposed external materials would be facing brick work for the walls, interlocking concrete roof tiles, white uPVC windows, all to match existing; the rear bi-fold doors would be white coloured powder coated aluminium to have a similar appearance to existing. The proposal includes the insertion of a first-floor side elevation window, which would serve a bathroom.
- 4.4.4 The existing garage would have the roof form changed from flat to hipped and use interlocking concrete roof tiles to match the existing dwelling. The new hipped roof would have an eave's height of 2.5m to match existing and a peak of 4.0m.
- 4.3.5 The proposed development, in my view, is sympathetic to the existing dwelling in terms of scale, form and materials. As such, the proposed development complies with Policy D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.6 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.
- 4.3.7 Both the roof form change to the garage and part of the rear/side extension would be visible from the streetscene; however, the proposed materials, scale and roof forms are sympathetic to the original dwelling and would not harm the character and appearance of the streetscene.
- 4.3.8 Regarding no.68 Hawthorn Hill, the southern neighbour, the proposed two-storey rear/side extension would match the depth and height of the built form which runs along the shared boundary line of the existing two-storey rear extension. As such, it is not considered that the proposal would result in unacceptable harm upon the no.68's living conditions, as there are no concerns of over dominance, shading or overlooking.

- 4.3.9 Regarding no. 139 Wilbury Road, the listed building to the north and the other dwellings on along the northern boundary, the two-storey element would be set back from said boundary and be heavily obscured by tall vegetation. To mitigate amenity concerns from the proposed first-floor side elevation window, I believe it prudent to condition said window to be obscure glazed. Therefore, the proposal should not affect privacy or overlook another property, nor cause harm to the setting of a listed building.
- 4.3.10 It is considered that the design of the proposal is acceptable in planning terms, as the proposed works would be sympathetic to the host dwelling in form, scale, and external materials. Though the works would be visible from the streetscene, they are considered sympathetic and subordinate, so would not result in any negative impact upon the character and appearance of the streetscene. As such, I am satisfied that there would be no loss to existing residential amenity as a result of the proposed development and that the proposed development complies with Policy D1, D2 and D3 of the NHLP.

Highways and Parking:

- 4.3.11 The development includes an increase in the number of bedrooms from 4no. to 5no. and the parking provision remains unchanged with a minimum of 2 spaces; therefore, regarding policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.12 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.13 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 and of the NHLP 2011-2031 and Sections 12 and 14 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 window at first floor level on the northern side elevation of the development hereby permitted shall be permanently glazed with obscure glass, unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 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.

Informative/s:

The applicant is advised if bats are found during the course of any work to buildings or trees where not previously anticipated, then works should immediately stop and Natural England notified for appropriate advice.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 24 March 2025	