

|                            |
|----------------------------|
| <b>DELEGATED FILE NOTE</b> |
|----------------------------|

**CASE OFFICER:** ...Thomas Howe.....

| <b>APPLICATION<br/>REFERENCE</b> | <b>BRIEF DESCRIPTION OF<br/>DEVELOPMENT</b>                                        | <b>APPLICATION SITE</b>                                                |
|----------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| 24/02222/FPH                     | Erection of detached garage and bin store following demolition of existing garage. | 33 Lytton Avenue<br>Letchworth Garden City<br>Hertfordshire<br>SG6 3HU |

**Submitted Plan Nos**

24034 - 001 24034 - 010B

**1.0 Policies**

D1 Sustainable design

|        |                                         |
|--------|-----------------------------------------|
| D2     | House exts, replcmnt dwellings outbuild |
| D3     | Protecting living conditions            |
| HE1    | Designated heritage assets              |
| T2     | Parking                                 |
| SECN12 | Achieving well-designed places          |
| SECN14 | Meeting climate change,coastal,flooding |
| SECN16 | Conserve + enhance historic environment |

## 2.0 **Site History**

- 2.1 21/00589/FPH - Erection of detached front elevation garage with office room at the rear following demolition of existing detached front elevation garage – Conditional Permission
- 2.2 15/00859/1HH - Two storey side/rear extension and single storey rear extension following demolition of existing conservatory. – Conditional Permission

## 3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received.
- 3.2 **Heritage Foundation** – No representation.

## 4.0 **Planning Considerations**

- 4.1 **Site and Surroundings**

- 4.1.1 No. 33 Lytton Avenue comprises a semi-detached two storey dwelling in Letchworth Garden City and is within the Letchworth Garden City conservation area.

## 4.2 **Proposal**

- 4.2.1 Planning Permission is sought for the erection of a detached garage and bin store following the demolition of an existing garage.
- 4.2.2 Materials of construction are proposed to be white render, creasing tile and brick edge detail, white UPVC windows and a timber garage door in sage green.

## 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 of the proposed development on 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.

### Design and Appearance and Impact to Conservation Area:

- 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. Policy HE1 These policies are broadly consistent with Sections 12 and 16 of the National Planning Policy Framework.
- 4.3.3 The proposal seeks to replace an existing single storey garage to the side/front of the dwelling and driveway area with a new garage within the existing footprint of this structure. Due to its siting to the side/front of the dwelling, the proposed garage would be visible within the street scene. I do not consider that the removal of the previous structure would be objectionable. Given that the proposal would feature traditional materials of construction and would utilise a sympathetic built form, to the existing structure and would be similar to other garages in the area and the district, I consider that the design and appearance of the proposed garage would be acceptable. The proposed bin store would be to the rear elevation of the garage and would comprise a light grey slatted construction. It would not be visible within the surrounding area and is therefore considered to hold an acceptable relationship with the host dwelling and surrounding area.
- 4.3.4 The site is set within the Letchworth Garden City Conservation Area, and therefore consideration must be given to the impacts of the development upon this Heritage Asset

and its significance. The design is considered to be suitably sympathetic to the surrounding area and would feature a traditional built form, materials palette and set of fenestration details. It is therefore considered to result in an acceptable form of development that does not detract from the significance of the Conservation Area.

- 4.3.5 The proposed development is therefore considered to be in compliance with Policies HE1, D1 and D2 of the Local Plan and the core principles set out within Sections 12 and 16 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

#### Impact on Neighbouring Properties:

- 4.3.6 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.7 No. 31 Lytton Avenue adjoins the application site to the north, and the proposed garage would be set immediately adjacent to this boundary. As existing, a hedge stretches along the entirety of the boundary, and the proposed garage would be set in from the boundary with the hedge being shown as retained. Given the modest height of the garage, I do not consider that it would contribute unacceptable harm as a result of a loss of light or by introducing dominance that would harm the amenities afforded to the occupiers of No. 31. The siting of the garage would result in the structure being set some distance from neighbouring dwellings and is therefore unlikely to cause losses of light or a sense of dominance that would be objectionable for these neighbouring occupiers. No neighbour objections were received.
- 4.3.8 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

#### Highways and Parking:

- 4.3.9 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

#### Environmental Implications:

- 4.3.10 The proposed development, by virtue of its limited scale in general terms together with the sustainable location 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.

#### Biodiversity Net Gain:

- 4.3.11 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.

#### 4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

#### 4.5 **Alternative Options**

- 4.5.1 None applicable.

#### 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.

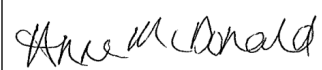
Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. The garage hereby permitted shall only be finished in white render to match the dwelling, timber garage doors in sage green, and a creasing tile and brick on edge detail, and the bin store shall be finished in light grey timber, as stated on drawing number 24034 010 B and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the building is in-keeping with the host property and 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.

|                                                                                                                                                                                                                                                     |                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div data-bbox="254 560 357 600">Signed</div> <div data-bbox="261 646 581 749"><br/>Anne McDonald</div> <div data-bbox="254 879 519 919">Determining Officer</div> | <div data-bbox="787 596 1252 831">Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</div> |
| <div data-bbox="254 919 587 957"><b>Date:</b> 19 November 2024</div>                                                                                                                                                                                |                                                                                                                                                                                  |