

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01453/FPH	Erection of detached outbuilding in rear garden	12 Westholm Letchworth Garden City Hertfordshire SG6 4JB

Submitted Plan Nos

Location Plan a) Front Elevation Plan b) Rear Elevation Plan c) Left Side Elevation Plan d) Right Side Elevation Plan e) Garden Dimensions f) Block Plan

1.0 Policies

2.0 **Planning History**

2.1 See uniform

3.0 **Representations**

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

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 12 Westholm is a listed property in the Letchworth Garden City Conservation Area.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of detached outbuilding in rear garden.

4.2.2 The proposed outbuilding is detached 5.0m x 3.5m garden room at rear of back garden. The room will be 2.5m high with a flat roof (falling to rear), and erected 1m away from boundary fences. There will be a small decking area in front of the garden room (depth of 0.8m)

4.2.3 Materials include:

- ☐ Thermowood cladding to front and side, treated feather edge at rear (not visible).
- ☐ Anthracite grey UPVC window on side elevation (right hand side when viewed from front), 1000 x 1200mm top hinged window.
- ☐ Anthracite grey UPVC sliding entrance door with additional fixed panes, on front centre of building. Total glazed area will be 3000mm x 2100mm.
- ☐ Black plastic guttering and downpipes leading to water butts, all located at rear of garden room

4.3 **Key Issues**

4.3.1 The key issues for consideration are the impact the proposed works would have on the neighbouring properties and the character or appearance of the Letchworth Conservation Area and impacts on the host Listed Building

4.3.2 The proposed outbuilding would be located within the garden located at the rear of the main listed building. The proposed materials would be entirely appropriate in this garden setting and would not detract from the setting of the listed building or character of the conservation area.

- 4.3.3 The development will have a neutral effect on heritage assets in my view.
- 4.3.4 The outbuilding is well screened from public views by existing buildings and structures / walls and there are no neighbours that would be affected because of this screening and the distance of any neighbours from the proposed outbuilding .
- 4.3.5 The development is of a very modest scale that would have no impact on local climate change.

Biodiversity Net Gain

- 4.3.4 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 proposal is considered acceptable in planning terms and in accordance with Policies D1, D2, D3 and HE1 of the Local Plan, as well as Section 12 and 16 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.

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: 17 September 2024	