

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00666/FPH	Single storey rear and side extensions following demolition of existing conservatory. Open sided front porch canopy. Insertion of rooflight to existing rear roofslope. Relocation and installation of front entrance gate.	46 Willian Way Letchworth Garden City Hertfordshire SG6 2HL

Submitted Plan Nos

Location Plan 46WW-FP100-Rev-00 46WW-FP200-Rev-05 46WW-FP101-Rev-00 46WW-FP102-Rev-00
46WW-FP103-Rev-00 46WW-FP201-Rev-06 46WW-FP202-Rev-06 46WW-FP203-Rev-06 46WW-
FP211-Rev-06 46WW-FP212-Rev-06 - 46WW-FP213-Rev-06 46WW-FPB100 Gate Elevation

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 **Site History**

- 2.1 05/00442/1HH - Single storey rear extension and detached garage as a variation of previous planning permission ref 02/01081/1HH granted on 31 October 2002 and erection of single storey front and side extensions (in accordance with amended plans received on 19th April 2005)

Conditional Permission

02/01081/1HH - Single storey rear extension, detached double garage and erection of 1.5m high close boarded fence along front and side boundaries (as amended by drawings 01B and 06B received on 26th September 2002)

Conditional Permission

01/00202/1HH - Single storey rear extension and detached double garage, incorporating study in roofspace

Refused

3.0 **Representations**

3.1 **Neighbour consultations** – None received.

Letchworth Garden City Heritage Foundation – Received – objection to driveway gate in principle and design.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached, chalet bungalow dwelling on the east side of Willian Way, Letchworth Garden. The site benefits from a driveway and a surrounding garden.

4.2 **Proposal**

- 4.2.1 Single storey rear and side extensions following demolition of existing conservatory. Open sided front porch canopy. Insertion of rooflight to existing rear roofslope. Relocation and installation of front entrance gate.

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

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. 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 side extension, following the removal of a section of hedge row, would measure 3.5m in width, 9.1m in depth and have a dual hipped roof with an eaves height of 2.7m to match the existing dwelling and a peak height of 5.4m. This would match the east side extension and make the roof form of the dwelling symmetrical. The external materials would be cream white render for the walls, clay plain roof tiles and white uPVC windows with internal Georgian bars, all to match existing.
- 4.3.4 The proposed rear extension would measure 9.6m in width, 2.6m in depth and have a crown roof with an eaves height of 2.7m to match the existing dwelling and a peak height of 4.0m. The proposal includes 1no. rooflight to the rear extension and 1no. rooflight to the rear roofslope. The external materials would be cream white render for the walls, clay plain roof tiles and white uPVC windows and door with internal Georgian bars, all to match existing.
- 4.3.5 The proposed front porch canopy would measure 2.0m in width, 1.1m in depth and have a gable end roof with an eaves height of 2.0m and a peak of 3.2m. The external materials would be an oak frame and clay plain roof tiles to match existing. The proposal includes a new double leaf wooden front entrance door.
- 4.3.6 The new aluminium sliding front gate entrance, following the removal of the existing pedestrian gate and subsequent hedge planting to fill the gap, would have a height of 1.2m and a width of 3.0m. The Heritage Foundation have objected to the installation of a gate in principle and one over 1.0m tall and with the proposed materials. However, there would be a permitted development fallback of a gate at 1.0m tall and there are other metal driveway gates along the streetscene, although not sliding. As such, I do not consider a height of 1.2m or the proposed gate design and materials to cause such harm to the character of the streetscene or dwelling as to be objectionable.
- 4.3.7 In my view, the scale of the proposed works would be a sympathetic addition to the dwelling and would not be considered disproportionate. The proposed design, roof form and materials are considered sympathetic to the dwelling and wider street scene and would not result in an adverse effect on the character of the dwelling.

- 4.3.8 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1 and D2 of the Local Plan.

Impact on Neighbours

- 4.3.10 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.
- 4.3.11 Regarding no.48 Willian Way, the southern neighbour, the proposed extensions would be set well away from the shared boundary line which is also heavily obscured by vegetation. Therefore, it is not considered that the proposal would result in unacceptable harm upon the no.48's living conditions in terms of over dominance, shading or overlooking.
- 4.3.12 Regarding no.1 Whitehorn Lane, the eastern neighbour, the proposed extensions would be set well away from the shared boundary line which is also heavily obscured by vegetation. There would be addition screening from the dwelling and existing outbuilding. Therefore, it is not considered that the proposal would result in unacceptable harm upon the no.1's living conditions in terms of over dominance, shading or overlooking.
- 4.3.13 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.14 The proposal does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.15 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

- 4.3.16 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 of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

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: 18 June 2025	