

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01869/FPH	Single storey rear extension and replace existing boundary fence following demolition of existing rear conservatory, shed and garage.	10 Newlands Letchworth Garden City Hertfordshire SG6 2JE

Submitted Plan Nos

Location Plan Site Plan A 21619/01 21619/02 21619/03 C 21619/04 C

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places

2.0 **Site History**

- 2.1 **19/01808/FPH** Single storey rear extension following demolition of existing garage and shed. Insertion of ground floor side window and replacement boundary fence.
Conditional Permission

3.0 **Representations**

- 3.1 No representations received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 10 Newlands is a detached bungalow located on the east side of the road. The rear garden borders with neighbouring properties on Newlands and Willian Way. An existing single storey garage is located to the side of the dwellinghouse adjoining the boundary with No. 8.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for a single storey rear extension following demolition of existing conservatory, garage and shed. This is a revised application of the previously approved scheme under 19/01808/FPH.
- 4.2.2 The extension projects 4.5 metres from the rear elevation with a maximum height of 2.9 metres with a flat roof design. The extension projects 1.4 metres from the side elevation.
- 4.2.3 Materials include brickwork to match the existing and flat roof with UPVC windows. The new boundary fence is to be wooden.

4.3 **Key Issues**

4.3.1 The key issues can be summarised as follows:

- ☐ Design relative to existing dwelling
- ☐ Impact on character of the streetscene
- ☐ Impact on living conditions of neighbours

Design and street scene

4.3.2 The location of the proposed single storey extension to the rear of the property would not have an adverse visual impact upon the street scene. Although the rear extension projects further than the side elevation, limited views of this projection will be seen from the streetscene. Policy D2 of the local plan suggests that house extensions are generally acceptable providing they are sympathetic to the existing house in height, form, proportions, window details and materials. The proposal in my view complies with both policies in that the development is of a sympathetic design to the existing dwelling and built using materials to match the existing property.

4.3.3 I do not consider that the proposal would be materially out of character with the property or area and can see no material objection to raise in regard to the design of the proposal.

Impact on living conditions of neighbours

4.3.4 No. 8 is situated to the north and No. 12 is located to the south of the host property and are chalet bungalows. The proposed extension is set approximately 1 metre from the shared boundaries at its nearest point. Although the extension would be visible to the neighbouring properties, because of its single storey design and that no windows are proposed in the side elevation I do not consider that the proposed rear extension would have any negative impact on the amenity of neighbouring property at No. 8 or 12 in terms of impact on light, privacy or dominance.

4.3.5 I do not consider that the proposed rear addition would result in a greater impact upon neighbouring amenity to justify withholding the grant of permission. No representations from neighbours have been received.

4.4 Conclusion

4.4.1 Subject to standard conditions, I consider the proposal is acceptable in terms of its design and form. It would not have a materially adverse impact on the living conditions of neighbours or the character of the area.

4.5 Alternative Options

4.5.1 None applicable

4.6 Pre-Commencement Conditions

4.6.1 I can confirm that no pre-commencement conditions are proposed.

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.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 15 October 2024	