**DELEGATED FILE NOTE**

**CASE OFFICER:** ...Sam Dicocco.....

| APPLICATION REFERENCE | BRIEF DESCRIPTION OF DEVELOPMENT | APPLICATION SITE |
|---|---|---|
| 18/00081/FPH | Two storey front extension and single storey rear extension following demolition of existing conservatory. | Merle Wood<br>Letchworth Lane<br>Letchworth Garden City<br>Hertfordshire<br>SG6 3NF |

**Submitted Plan Nos**

PL-01; B PL-02; C PL-03; A PL-04; B PL-06; A SU-01; A SU-02; SU-03; SU-04

**1.0 Policies**

LP28 House Extensions

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| LP55 | Car Parking Standards |
| LP57 | Residential Guidelines and Standards |
| LP58 | Letchworth Garden City Design Principles |
| SECT7 | Requiring Good Design |
| SECT12 | Conserving and enhancing historic enviro |
| SPDVP | Vehicle Parking at New Development |
| SPDDS | Design Supplementary Planning Document |

2.0 **Site History**

2.1 91/01056/1 - Part 2, part single storey side extension, canopy over existing porch and replacement double garage – Granted 14/10/1991

2.2 93/01400/1HH - Rear conservatory – Conditional Permission 10/02/1994

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies within Letchworth Garden City Conservation Area, on the west side of Letchworth Lane. The plot is square in shape, and the topography of the site is such that the land slopes upwards from southeast to northwest, although the land immediately surrounding the dwelling has been engineered to be relatively flat. The site is not heavily landscaped, representing a relatively open and discernible residential plot within this part of the street.

4.1.2 The dwelling is located centrally on the horizontal axis of the plot, with the dwelling being located closer to the north boundary of the site, with some spacing from the south boundary. The dwelling is sited above the ground level of the street.

4.1.3 The dwelling is mostly two storeys in nature, hosting pitched roofs with a mix of gabled and hipped ends. The central part of the building hosts front (east) and rear (west) gabled ends. To the south of the central part of the building extends a two storey pitched roof with a lower ridge height hosting a flank (south) facing gable end. This addition to the central part of the dwelling is set back further from the host street. To the north of the central part of the building sits a two storey addition with matching ridge height hosting a pitched hipped roof in line with the foremost part of the central part of the building. To the rear, this part of the dwelling hosts a cat-slide roof. Furthermore, the building hosts a previously approved conservatory. There is a single storey garage attached to the north flank elevation of the two storey dwelling.

4.2 **Proposal**

4.2.1 The proposal would see the erection of a part two storey, part single storey front and side extension, as well as the erection of a single storey rear extension and the demolition of the existing rear conservatory. The demolition of the existing conservatory is not require to facilitate any of the proposed building works.

4.2.2 The ground floor single storey rear extension would host a pitched roof with rear facing gable end. The roof pitch of the addition, by reason of its width, would host a shallower roof pitch than the existing roofs within the building in order to not interfere with first floor windows. The south and a large part of the west elevation of the extension would be fully glazed with bi-fold doors and full length windows. The remainder would host rendered walls to match the existing building. The demolition of the rear conservatory would make room for four full height glazing panels accommodating patio doors and windows topped with a brick soldier course. The proposal also seeks permission for the replacement of an existing roof light in the west facing catslide roof.

4.2.3 The two storey front and side extension would fill a space in front of the south part of the dwelling, building forwards towards the street hosting a pitched roof with front (east) facing gable end. The two storey part of the addition would be set back slightly from the front extent of the central part of the dwelling. The addition would host a small ground floor addition to the south hosting a lean-to roof.

4.2.4 Finally, the proposal would see the erection of a front (east) facing porch. The porch would host an assymetric pitched roof with front facing gable. The front door would be positioned towards the north flank of the porch, hosting full length windows to both sides, and bespoke fenestrations in the gable end.

4.3 **Key Issues**

4.3.1 The principle issue in the determination of this application is the impact of the proposed development upon the significance of Letchworth Garden City Conservation Area.

4.3.2 *“The houses in Letchworth Lane follow the line of the road, although a number of which line the hill are positioned higher than the level of the road. The majority of houses are set back, positioned more centrally to their plots with front gardens, although a couple abut directly onto the road. There are generally generous spaces between each property, providing a spacious and rural character.”*

4.3.3 *"The later Garden City housing respects the original character and development of the road, with properties following the line of the road and situated within spacious informal plots."*

4.3.4 *"The Garden City houses also follow the traditional vernacular design and detailing with dominant and steeply pitched plain clay tiled roofs, although in most cases they tend to be larger in scale."*

4.3.5 *"Wooden casement windows with small panes, wooden planked doors and red/orange brick chimneys are characteristic to all the houses. The walling of Garden City houses are largely roughcast, painted cream."*

4.3.6 The above are extracts from the most recent Letchworth Conservation Area Appraisal dated 18th December 2001. The extracts are directly relevant to Area 7 of the appraisal, which has specific regard to Letchworth Lane. The plot clearly hosts a Garden City house, so the extracts selected are pertinent to this characterisation.

4.3.7 The host dwelling is neither a Garden City or estate house. It hosts pitched roofs, pan tiles, and smooth render painted cream walls. Accordingly, it is considered that the existing building has a neutral impact on the significance of the heritage asset.

4.3.8 The proposed two storey front addition would be reflective of the host building, albeit with some modern elements, with specific reference to the glazing either side of the front door, glazing within the front gable end of the porch, and the asymmetric pitched roof above the porch. Notwithstanding the above modern features, the resultant buildings appearance would maintain the existing neutral impact on the building on the significance of the heritage asset.

4.3.9 The additions would remain sympathetic to the existing house in terms of its size, proportions, form and materials. The existing windows are to be replaced throughout. While the proposed windows are not sympathetic to the existing windows, the replacement would give a consistent and acceptable appearance to the resultant building. As above, the proposed building would not harm the character of the sites surroundings. Neighbouring premises are well spaced from the proposed additions, and therefore no harm would result to the occupiers of adjoining premises in regards to loss of light, undue dominance or loss of privacy.

4.3.10 The site is capable of providing sufficient on-site parking commensurate to the size and use of the resultant building.

4.4 **Conclusion**

4.4.1 The proposed development would preserve the contribution of the site to the significance of the heritage asset, be sympathetic to the existing house and respect the living conditions of the occupiers of adjoining premises. Accordingly, the development accords with the purposes of relevant policies within the development plan.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be completed before the expiration of 3 years from the date of this decision notice.

Reason: As required by the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3, Class Q.2.-(3)

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 (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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| Signed<br><br>Simon Ellis<br><br>Determining Officer | Development Management<br>North Hertfordshire District Council<br>Council Offices<br>Gernon Road<br>Letchworth<br>Herts<br>SG6 3JF |
| **Date:** 5 March 2018 | |