

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02110/FPH	Single storey side extension to include integrated garage and single storey rear extension following demolition of existing side garage, side extension and rear conservatory (as amended by plans received on 03 and 04/12/2024).	2 Green Lane Letchworth Garden City Hertfordshire SG6 1ED
<u>Submitted Plan Nos</u>		
AS-2216-PL001A AS-2216-PL101 AS-2216-PL110 AS-2216-PL150 AS-2216-PL201C AS-2216-PL215A AS-2116-PL210C		

1.0 **Policies**

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2023 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed and beautiful places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

1.3 **Supplementary Planning Document**

North Hertfordshire Design Guide 2011

2.0 **Relevant Site History**

2.1 02/01447/1HH - Single storey rear extension. Conditional Permission.

3.0 **Representations**

3.1 **Neighbour Consultation** – One letter has been received from the neighbouring property no.4 Green Lane. Whilst the letter offers support for the application it raises concerns around the impact of the proposed development on the stability of their existing garage and boundary wall. These matters are outside of planning control and would need to be addressed under separate legislation.

3.2 **LGCHF** – None received.

3.3 **HCC Archaeology** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a two-storey, semi-detached residential dwelling with attached garage to the south. Gardens exists to both front and rear of the dwelling albeit with some hardstanding laid to the front garden to provide for additional parking of vehicles.

- 4.1.2 The application site is within the settlement boundary for Letchworth where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 Single storey side extension to include integrated garage and single storey rear extension following demolition of existing side garage, side extension and rear conservatory (as amended by plans received on 03 and 04/12/2024).
- 4.2.2 The amended plans address an issue with the step between the garage and rear extension roof levels plus missing proposed side elevation. These matters are considered minor changes where no re-consultation is considered to be required.

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 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:

- 4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed and beautiful places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities*”. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 The application would see the demolition of an existing garage, utility and rear conservatory and the erection of a garage, wc/shower room and a rear dining and snug area. Both the side and rear extensions would be single storey, with the side extension retaining a gap of approximately one metre to the party boundary with the neighbouring property to the south no.4 Green Lane, this would allow for access to the rear garden. The side extension would extend 2.5m beyond the existing flank elevation of the dwelling, with the rear extension extending 3.5m beyond the rear elevation of the existing dwelling, and almost flush with the existing single storey rear extension to the attached neighbour, Hillsdale. The height of the side extension would be 3.1m for a distance back of 5.2m where there would be a slight rise to 3.3m, this section would be to the wc/shower room and rear dining and snug area. The roof design would be flat with a parapet finish to the top section of the wall. Facing brickwork would match that of the existing dwelling. Openings would comprise of a set of double garage doors to the front elevation, a side door to the garage, a window to the wc/shower room and a set of double doors and a set of bi-folding doors to the rear elevation with anthracite frames with two roof lanterns installed to the higher section. The design is considered to complement that of the existing dwelling. Given the setback position of the dwelling from the highway, I am satisfied that there would be no harm arising to the streetscene as a result of the proposed development and is acceptable.

Archaeology

- 4.3.4 When considering the impact of proposed development on the significance of a designated heritage asset (such as archaeology), the NPPF (Section 16 – Conserving and enhancing the historic environment) notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be. In this regard, Policy HE4 of the NHLP is consistent with the NPPF.
- 4.3.5 The proposed development is of a minor scale within an already built-up area and is unlikely to disrupt subterranean heritage.

Impact on Neighbouring Properties:

- 4.3.6 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.
- 4.3.7 The development is of a minor scale and being of single storey construction is unlikely to impact existing residential amenity and is acceptable.

Highways and Parking:

- 4.3.8 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.9 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.

Environmental Implications:

- 4.3.10 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.11 The proposed development, 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 and Policy D1.

4.4 Conclusion

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the NHLP 2011-2031 and Sections 2, 12 and 14 of the NPPF 2023.

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.

3. The extensions hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 5 December 2024	