

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02097/FPH	Two storey rear extension with side dormer window following demolition of rear conservatory and single storey rear element. Replacement roof to existing single storey side extensions. Insertion of a first floor window in both existing side elevations. Alterations to existing fenestration and alterations to existing driveway to allow for additional parking (As amended by plans received 6 November 2024).	153 Baldock Road Letchworth Garden City Hertfordshire SG6 2EH

Submitted Plan Nos

2401_SD_100 2401_SD_101 2401_SD_102 2401_SD_103 2401_SD_104 2401_SD_105 2401_SD_106
2401_PD_201A 2401_PD_202A 2401_PD_203B 2401_PD_204A 2401_PD_205A 2401_PD_207A
2401_PD_206C

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 19/01968/FPH - Two storey side and rear extension. Replace garage door with window to facilitate conversion of existing garage into habitable accommodation. Insertion of window to stairs on existing east elevation and alterations to position of first floor window on existing west elevation and ancillary works, following removal of existing rear conservatory and boiler room. – Conditional Permission

3.0 Representations

- 3.1 **Neighbour Consultation** – None received.
- 3.2 **Letchworth Heritage Foundation** – No representation.

4.0 Planning Considerations

- 4.1 **Site and Surroundings**

- 4.1.1 No. 153 comprises a semi-detached two storey dwelling to the south of Baldock Road, a residential road in Letchworth Garden City. The site is immediately adjacent to the Letchworth Garden City Conservation Area.

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for the erection of a two-storey rear extension with a side dormer window to follow the demolition of an existing rear conservatory and single storey rear element. Replacement roof to existing side extension, the insertion of a first-floor window to both side elevations, and the alteration of existing fenestration and alterations to the existing driveway layout.

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 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings 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 development would predominantly to the rear of the dwelling, and would therefore be obscured from view from the street scene. The works would considerably alter and enlarge the dwelling, however, given their set-down nature and complementary built form, I consider that the works are suitably sympathetic to the host dwelling. The architect advised that the Letchworth Heritage Foundation had raised no objection to the scheme. It is acknowledged that the rear extension would feature vertical cladding, a departure from the rendered nature of the existing dwelling and street scene. Given the obscured position of this cladding, together with its traditional appearance, I do not consider that the works would be harmful. Alterations to fenestration and the layout of the driveway would not significantly alter the appearance of the dwelling or harm the setting of the Conservation Area.
- 4.3.4 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.6 The proposed development would significantly project beyond the rear elevation of the dwelling and would be to the south of the adjoining neighbour. The rear extensions would be set-down and would be set centrally within the site and are therefore not considered to unacceptably overbear or overshadow this adjoining neighbour. Side windows in the existing dwelling would serve an en-suite and would be set above a landing on the staircase, I therefore consider that outlook from these windows would not be significant. Side windows within the dormer would serve 'bedroom 4'. I consider it is prudent to restrict the windows as being obscured glazed given that they would look directly across the rear elevation of the neighbouring property. The applicant has amended the plans to reflect this, and has agreed to the implementation of a condition restricting the glazing to this window.
- 4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful. Alterations to the driveway layout, would not impact upon access arrangements, and is therefore unlikely to harm the safe operation of the highway.

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location 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.

Biodiversity Net Gain:

- 4.3.10 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 proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

4.5 Alternative Options

4.5.1 None applicable.

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 side windows at first floor level serving 'Bedroom 4' within the dormer window on the north-east elevation of the development hereby permitted shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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: 12 November 2024	