

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02192/FPH	Two storey rear extension following demolition of existing conservatory. Insertion of first floor side window.	79 Willian Way Letchworth Garden City Hertfordshire SG6 2HJ

Submitted Plan Nos

24-1014 D01 Rev 2 24-1014 D02 Rev 2 24-1014 D03 Rev 2 24-1014 D04 Rev 2 24-1014 D05 Rev 2 24-1014 D06 Rev 2 24-1014 D07 Rev 2

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 04/00733/1HH Single storey front extension, incorporating existing garage Conditional Permission

2.2 97/00677/1HH Rear conservatory Conditional Permission

2.3 80/01508/1 Erection of single storey side and rear extension. Conditional Permission

3.0 **Representations**

3.1 None received

4.0 **Planning Considerations**

4.1 Site and Surroundings

4.1.1 No 79 Willian Way is a detached house, standing some way back from the Willian Way carriageway, behind a grassed and landscaped 'amenity' area. It has been built in a 'dapple light' brick and brown roof tile.

4.1.2 It has a driveway through the amenity area into the front garden and a flat roofed single garage that is attached to, but stands forward of the main house.

4.2 **Proposal**

4.2.1 Planning permission is sought a two storey rear extension following demolition of existing conservatory. Insertion of first floor side window.

4.3 **Key Issues**

4.3.1 The key considerations are design and the impact on the amenities of neighbouring properties.

Design

- 4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions will be granted if the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.
- 4.3.3 The proposed rear two storey extension would project from the existing rear elevation by 3.9 metres and does not project any further than the existing rear projection on the side flank or the conservatory to be removed.. The extension have been designed with a pitched roof with gable end with two windows in the rear elevation at first floor and bifolds at ground floor and a new window on the side flank to facilitate an en-suite. The external materials are to match that of the host property with the inclusion of some render. The use of render doesn't not harm the host property in my opinion as there are other properties in close vicinity of the host property that have render at the front and back of the properties.
- 4.3.4 In my view, the proposal is well designed and sympathetic to the host property in height, form, proportions, roof type, materials and window placement, in accordance with Policy D2.
- 4.3.5 The proposal is therefore deemed acceptable in design terms and in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.6 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.7 It is my view that the proposed extension and side window are unlikely to occasion any further material harm upon the reasonable living conditions and well-being of neighbouring dwellings given the modest depth and existing window placement at first floor.
- 4.3.8 As such, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Environmental Implications:

- 4.3.9 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.
- 4.3.10 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 and Policy D1.

Biodiversity Net Gain

- 4.3.11 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 proposal is considered acceptable in planning terms and in accordance with Policies D1, D2 and D3 of the Local Plan, as well as Section 12 of the NPPF.

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 window at first floor level on the side 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.

4. 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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 24 January 2025	