

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION
REFERENCE

BRIEF DESCRIPTION OF DEVELOPMENT

APPLICATION SITE

24/02001/FPH

Erection of single storey side extension
and associated works following
demolition of detached garage

4 Gernon Walk
Letchworth Garden City
Hertfordshire
SG6 3HW

Submitted Plan Nos

PL.001 PL.002 PL.003-A PL.004-A PL.005-A PL.006-A

1.0 Policies

D1	Sustainable design
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D2	House exts, replcmnt dwellings outbuild
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D3	Protecting living conditions
HE1	Designated heritage assets
T2	Parking
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment

2.0 **Relevant Site History**

2.1 No Relevant Site History

3.0 **Representations**

3.1 **Site and Neighbour Consultation** – No response has been received from neighbours confirming an objection to the proposed works.

3.2 **LGCHF** – No objection

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The property is a semi-detached dwelling located on the western side of Gernon Walk, Letchworth Garden City. The property has a driveway, a small front garden, and a rear garden. The neighbouring building to the south, Letchworth Lodge, is a grade II listed building. The site is within the Letchworth conservation area.

4.2 **Proposal**

4.2.1 Erection of a single storey side extension and associated works following demolition of the detached garage.

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 impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- The impact of the proposed development on designated heritage assets
- Access and parking matters.
- The impact of the proposed development on the environment.

Design and Appearance:

- 4.3.2 The proposed side/rear extension would measure 10.6m in depth, 4.2m in height, and 3.6m in width when attached to the dwelling and 4.5m in width when extending beyond the dwelling. The proposed extension will be inset from the southern boundary line by 1m. The proposed materials match the existing materials with 'Heritage Style' windows and doors and a flat rooflight to minimise visual impact.
- 4.3.3 The proposed development, in my view, is of a minor scale which is sympathetic to the existing dwelling. Although the side extension would be visible from the highway, it would be set back from the front elevation and have a crown roof to reduce the bulk and would have materials that are sympathetic to the host dwelling. Although the attached neighbour has a flat roof side extension, the proposed crown roof side extension may contribute to rebalancing the pair. The scale of the extension would be subservient to the main dwelling and although a crown roof would be contrary to the host dwelling, departing from the pitched roof, in my view it would not be harmful to the streetscene given its varied nature. As such, the proposed development complies with Policy D1 of the NHLP and Section 12 of the NPPF.

Impact on Designated Heritage Assets

- 4.3.4 The site is within the Letchworth Conservation Area. The proposal seeks to use heritage style windows and doors which will be sympathetic to the conservation area. It is visible from the streetscene but the design, scale and form are sympathetic to the host dwelling and conservation area. The streetscene is varied, with other side extensions including flat roof garages and hipped roof extensions. In my opinion, the proposed extension will not result in any harm to the character and appearance of the conservation area.
- 4.3.5 The proposed extension would be small in scale, and satisfactorily distanced from the neighbouring listed building. Considering the existing urban context and setting of the listed building, the proposed development would cause no harm to the contribution of the setting to the significance of the heritage asset.
- 4.3.6 This is in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.7 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.
- 4.3.8 As the proposed extension will be inset from the boundary, and the property to the south is also inset from the same boundary, there should be no adverse impact in terms of loss of daylight or over dominance. While tall for a single storey extension, at

4.2m, with a composite double glazed entrance door on the side elevation, nothing in the plan indicates an issue of overlooking.

- 4.3.9 No objections have been received from neighbouring properties and given the sympathetic nature of the works I am satisfied that there would be no loss to existing residential amenity as a result of the proposed development, in line with Policy D3 of the NHLP.

Highways and Parking:

- 4.3.10 The development does not include an increase in the number of bedrooms or introduce a commercial aspect and therefore there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.11 The proposed development would be consistent with the criteria set out in Local Plan Policy D1 '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

- 4.3.12 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance Policies D1, D2, D3, HE1 and of the NHLP 2011-2031 and Section 12 and Section 16 of the NPPF.

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 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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 7 November 2024	