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

**APPLICATION**  
**REFERENCE**

## BRIEF DESCRIPTION OF DEVELOPMENT

## APPLICATION SITE

25/01087/FPH

Single storey rear extension and insertion of rear box dormer and No.2 side rooflights to facilitate conversion of loftspace into habitable accommodation.

2 Whitechurch Gardens  
Letchworth Garden City  
Hertfordshire  
SG6 2AU

### Submitted Plan Nos

119 - 01A 119 - 01B 119 - 01C 119 - 01D 119 - 01E 119 - 01F 119 - 01G

## 1.0 Policies

|    |                    |
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| D1 | Sustainable design |
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|    |                                         |
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| D2 | House exts, replcmnt dwellings outbuild |
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## 2.0 **Site History**

2.1 None

## 3.0 **Representations**

3.1 No representations have been received

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

4.1.1 The application site lies on the northern side of Whitechurch Gardens, near the entrance of the cul-de-sac. No. 2 comprises a detached single storey. There is a single detached garage alongside the property with driveway in front.

### 4.2 **Proposal**

4.2.1 Planning permission is sought for a single storey rear extension which has a depth of approximately 4 metres, matching the existing roof form and design and roof lights in the side roof slope.

4.2.2 Permission is also sought for the conversion of the roof space to habitable accommodation with the insertion of a rear flat roof dormer.

4.2.3 Materials are proposed to match the existing.

### 4.3 **Key Issues**

4.3.1 The key issues in the consideration of this application relate to design and impact on the street scene and any impacts on the living conditions of the neighbouring occupiers.

#### **Design and Impact on the street scene**

4.3.2 The proposed extensions are designed with modest dimensions and matching roof form, incorporating matching materials to the external walls, windows and doors. In my opinion, these aspects and design are considered sympathetic to the host and neighbouring properties.

4.3.3 The proposed rear extension would be 4 metre deep from the rear elevation and span the full width of the house. In my opinion, these dimensions are suitable in scale to the existing dwelling house and would not result in any unacceptable harm to the character of the dwelling.

- 4.3.5 This is considered in line with Section 12 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

#### **Impact on neighbouring property**

- 4.3.6 Whilst the proposal would increase the built form of the rear elevation, in my opinion this would be acceptable. The proposed dimensions and the single storey nature will ensure a subordinate relationship with the main property. The proposal has a sympathetic design, it is my view therefore, that this development will not result in an adverse impact upon the character and appearance of the street scene.
- 4.3.7 Due to the modest scale and position, the development would likely only affect the neighbour at 1 Whitechurch Gardens. Due to its single storey nature and modest depth, the extension and dormer would not be considered overbearing or result in any loss of privacy.
- 4.3.8 The site features a large garden; the acceptable design and modest scale is appropriate for the local context and therefore would not cause any harm on the amenity of future occupiers.
- 4.3.9 This development is therefore considered in accordance with Section 12 of the NPPF and Policy D3 of the Local Plan .

#### **Parking**

- 4.3.10 The proposal will retain off street parking for 2 cars, I am therefore satisfied the criteria in the Parking SPD has been met.

#### **4.4 Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission should be GRANTED.

#### **4.5 Alternative Options**

- 4.5.1 None applicable

#### **4.6 Pre-Commencement Conditions**

- 4.6.1 I can confirm that no pre-commencement conditions are proposed.

#### **4.7 Climate Change Mitigation**

- 4.7.1 The proposed development, by virtue of its limited scale and appropriate design within the site, is sufficiently sustainable and would therefore be in compliance with Policy D1 of the Emerging Local Plan.
- 4.7.2 The proposed development is not considered of a scale whereby any practical climate change measures can be secured via the grant of planning permission.

#### **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.

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| <p>Signed</p><br><br><br><p>Shaun Greaves<br/>Determining Officer</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p><b>Date:</b> 13 June 2025</p>                                                                                                                         |                                                                                                                                                 |