

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02668/FPH	Part single storey part two storey rear extension, alterations to existing fenestration and replace and extend existing garage roof following demolition of existing rear extension and conservatory.	10 The Quadrant Letchworth Garden City Hertfordshire SG6 4TY

Submitted Plan Nos

Location Plan BF-2535-PL100 BF-2535-PL101 BF-2535-PL110 BF-2535-PL150 BF-2535-PL200A BF-2535-PL202 BF-2535-PL212 BF-2535-PL225

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 07/02626/1HH - Part two and part single storey side extension following demolition of timber outbuilding.

Conditional Permission

2.2 96/00367/1HH - Rear conservatory.

Conditional Permission

2.3 86/01169/1 - Erection of rear extension to detached garage.

Conditional Permission

3.0 **Representations**

3.1 **Neighbour consultations** – 3 received in objection.

- The design and additional bulk having a detrimental impact on the historic value of the dwelling and character of the Conservation Area due to its further departure from the

original design as a ‘cheap cottage’ in the original Exhibition Area for Letchworth Garden City.

- The proposed extension causing harm to neighbour amenity in terms of shading and over-dominance to no.8 The Quadrant.
- Reduced parking provision from the garage conversion.
- The proposed raised roof height of the garage causing harm in terms of shading to no.8 The Quadrant.
- No certainty of an acceptable drainage solution to deal with any additional surface water arising from the proposals.
- The garage conversion may result in an ancillary residential use to the host dwelling rather than incidental.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site accommodates a detached, two-storey dwelling situated on The Quadrant, Letchworth Garden City and is within the Letchworth Conservation Area. The site benefits from a driveway, garage and rear garden.
- 4.1.2 The immediate locality, including the application dwelling, showcases “Exhibition Cottages”. The immediate locality has dwellings of mixed styles and material palettes.

4.2 **Proposal**

- 4.2.1 Part single storey part two storey rear extension, alterations to existing fenestration and replace and extend existing garage roof following demolition of existing rear extension and conservatory.

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.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses 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 part two-storey part single storey rear extension would have a maximum depth of 5.2m, extending to a similar depth of the existing conservatory and 2.7m deeper than the existing rear most wall, not including the conservatory. The proposed two-storey element would extend 2.36m from the existing two-storey rear elevation and match the width, height and roof form of the existing dwelling. The proposed single storey element would extend a further 2.84m, match the width of the proposed two-storey element and have a flat roof with a height of 3.1m and including 2no. roof lanterns. The proposed extension would be set away from the shared boundary line with no.8 The Quadrant by a minimum of 2.6m and set back from the shared boundary line with no.12 The Quadrant by 1.8m. The proposed external materials are facing red brick and textured render for the walls to match existing, single lap plain clay tiles for the two-storey element roof to match existing, flat roof and timber cornice and fascia for the single storey element roof, white heritage grade uPVC windows with glazing bar and heritage grade uPVC patio doors.
- 4.3.4 The proposed works to the garage include a new dual-pitched roof form with a south facing gable projection with an eaves height of 2.2m and a ridge height of 3.4m and the canopy element of the proposed roof extending 1.5m deeper than the existing wall. The wall along the boundary line would act as a parapet. The design includes 2no. rooflights on the south roofslope. The proposed external materials are white timber for the west wall, gable projection and framing to the rear, single lap plain clay tiles for the roof to match the host dwelling, white heritage grade uPVC windows with glazing bar and heritage grade uPVC patio doors.
- 4.3.5 Concerns have been raised regarding the use of the garage post conversion; however, there is no indication that the proposed garage conversion would result in an ancillary

residential use. Should the use remain incidental to the host dwelling, no subsequent planning permissions should be required.

- 4.3.6 The proposed extension would be partially visible from the streetscene but would match the roof form, height and material palette of the existing dwelling. The proposed changes to the garage would be visible from the street scene but the white timber and doors would bear a resemblance to the existing white garage doors and other examples of gable end, timber clad outbuildings exist along the streetscene.
- 4.3.7 An informal conversation with the Conservation Officer resulted in the opinion that, given the design of the existing built form to the rear, the proposed extension would result in a betterment of the site. Therefore, while the proposed extension may further detract from the application dwelling's original design as a 'cheap cottage', given the proposal's 'improved' and sympathetic design and the fact that the dwelling is not listed or a registered building of local interest, it is not considered that the proposal would unduly affect the heritage of the site or cause such harm to the character and appearance of the Conservation Area as to warrant a refusal.
- 4.3.8 In my view, the scale of the proposed works would be a sympathetic addition to the dwelling and would not be considered disproportionate. The scale, roof form and material palette are considered acceptable. Therefore, the proposal is not considered to have an unacceptable impact on the character of the dwelling or wider street scene.
- 4.3.9 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1 and D2 of the Local Plan.

Heritage Impact

- 4.3.10 The application site resides within the Letchworth Conservation Area. The Letchworth Garden City Heritage Foundation have not made a comment on the design. The majority of the proposed rear extension would not be visible to the public realm and what is visible would match the form and character of the existing dwelling. The design and materials on the front elevation of the proposed garage conversion is considered acceptable. Therefore, the proposal is not considered to cause unacceptable harm to the character or appearance of the Conservation Area.

Impact on Neighbours

- 4.3.11 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.

- 4.3.12 Regarding no.8 The Quadrant, the northern neighbour, an objection has been made to the harmful impacts upon amenity in terms of over-dominance and shading to the south facing habitable window and the rear garden. Following receipt of this objection officers conducted a desktop light assessment following BRE guidelines where both a horizontal and vertical line were drawn from the centre of the habitable window in question at a 45° angle. The proposed rear extension was found to narrowly avoid intersection with said lines. With regard to shading of the rear garden, the east facing window to the rear element already does not experience an optimum level of sunlight and while an additional level of shading to the rear garden is recognised, the harm would be somewhat mitigated by the low eaves height of the proposed garage conversion. With regard to over-dominance, it is acknowledged that the proposed rear extension would result in built form approximately 1.1m closer to the shared boundary line than the existing single-storey rear element; however, the proposed extension would be no closer the shared boundary line than the existing side most wall and would retain an offset from the shared boundary line of approximately 2.6m. Therefore, while a level of harm in terms of shading and dominance to no.8 is recognised, it is not considered to be of such harm to warrant a refusal. It is not considered that the proposal would result in unacceptable harm in terms of loss of privacy.
- 4.3.13 Regarding no.12 The Quadrant, the southern neighbour, the objection received relates to the design of the proposal, addressed above, and concerns of shading. No.12 sits to the south of the application site and the proposed works would have a closely similar offset from the boundary line as existing built form to the rear with the two-storey element having an acceptable depth and being no taller than the existing roof height. As such, it is not considered that the proposal would result in unacceptable harm upon the no.12's living conditions, as to be objectionable, in terms of dominance, shading or overlooking.
- 4.3.14 Regarding no.202 Nevells Road, the eastern neighbour, an objection was received regarding the use of the garage conversion, addressed above, and the scale of the garage conversion, addressed above. Given the distance of both elements of the proposal from the shared boundary line, it is not considered that the proposal would result in unacceptable harm, as to be objectionable, to the amenity of no.202 in terms of dominance, shading or loss of privacy.
- 4.3.15 This development is therefore considered to not be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.16 The proposal does not include an increase in the number of bedrooms. The conversion of the garage would reduce on-site parking provision. However, the site would retain

sufficient space for 2no. parking spaces. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

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

Biodiversity Net Gain:

4.3.18 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 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

4.5 **Alternative Options**

4.5.1 None.

4.6 **Pre-Commencement Conditions**

4.6.1 None.

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.

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: 17 December 2025	