

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01586/FPH	Installation of bay window to existing side elevation office, insertion of rooflights to existing rear roof slope to facilitate conversion of loft space into habitable accommodation and front porch extension to main dwelling. Installation of glazing to enclose the link between existing dwelling and garage, insertion of rooflight to roof to facilitate conversion of first floor into storage space, and alterations to fenestration of existing garage to facilitate conversion into habitable accommodation.	9 Sollershott West Letchworth Garden City Hertfordshire SG6 3PU

Submitted Plan Nos

001 002 010 011 012 013 014 015 016 017 020 021 022 023 024 025 026 027 028 029 030
031

1.0 Policies

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

2.0 Planning History

- 2.1 Extensive site history. Relevant applications are as follows:
- 2.2 **21/00646/FPH** - Erection of detached greenhouse in rear garden.

Conditional Permission

3.0 Representations

- 3.1 **Site Notice and Neighbour Consultation** – None received.
- 3.2 **Letchworth Heritage Foundation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached property located on the south side of Sollershott West, Letchworth. The property is large, set back from the road and occupies a sizable plot. The site is within the Conservation Area.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the installation of a bay window to existing side elevation office, insertion of rooflights to existing rear roof slope to facilitate conversion of loft space into habitable accommodation and front porch extension to main dwelling. Installation of glazing to enclose the link between existing dwelling and garage, insertion of rooflight to roof to facilitate conversion of first floor into storage space, and alterations to fenestration of existing garage to facilitate conversion into habitable accommodation.

4.3 **Key Issues**

- 4.3.1 The key considerations are design, heritage, 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 development seeks to make several alterations to the property and the existing garage. The alterations to the dwelling are the insertion of a bay window to the existing side elevation, the insertion of 4NO rooflights on the rear roof slopes, and a flat roofed front porch. The alterations to the existing garage are to install glazed elements to enclose the existing link between the garage and dwelling, inserting single roof light into the rear roof slope and changes to the fenestration to facilitate the conversion of the garage into habitable accommodation. The materials to be used on the front porch, glazed elements, roof lights, and fenestration changes to the dwelling and garage will be matching and/or be sympathetic to the existing property.
- 4.3.4 Overall, there are no objections to the proposal in design terms. The scheme amounts to several modest elements that will not result in significant changes to the external appearance of this property. The front porch is a modest flat roof structure and is acceptable. The bay window on the internal side elevation is modest and also acceptable. The 4NO rooflights are acceptable and likely benefit from a permitted development fallback position. The changes to the garage are also modest in terms of changes to windows/doors which are not unreasonable, whilst the garage is not increasing in size. The insertion of glazing on the existing garage link is acceptable.

- 4.3.5 The proposal is therefore deemed acceptable in design terms in line with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Heritage

- 4.3.6 The site is within the Letchworth Conservation Area. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise of planning powers, in conservation areas “*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*”.
- 4.3.7 The dwelling is a traditional property with a positive impact on the character and appearance of the Conservation Area which aligns with the immediate neighbours which are also of traditional form. The majority of the proposed works to this dwelling will not be visible from the road, including the works to the garage fenestration, the 4NO rooflights and the bay window. The proposed front porch and garage door changes will be visible from the road and, by virtue of their modest nature and considered sympathetic design, it is unlikely that these elements will result in any harm to the character and appearance of the Conservation Area.
- 4.3.8 As such, the proposed development is deemed in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbours

- 4.3.9 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.
- 4.3.10 It is considered that the proposed extensions/alterations to the host dwelling and garage would not result in material harm to the reasonable living conditions and well-being of neighbours, given the nature of the proposal and the distance from neighbouring properties given the sizable plot size.
- 4.3.11 As such, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Parking

- 4.3.12 The proposal will result in the loss of 2 garage spaces to make way for the proposed conversion into habitable accommodation. Whilst this loss of spaces is noted, the site benefits from a sizable driveway that can accommodate at least 3 vehicles. Therefore, the proposal would align with Policy T2 of the Local Plan which required at least 2 spaces for a dwelling with 2 or more bedrooms.

Biodiversity Net Gain

- 4.3.13 This proposal is exempt from delivering Biodiversity Net Gain, as it is a householder application.

4.4 **Conclusion**

4.4.1 The proposed development is considered in line with the relevant Local and National planning policies.

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.

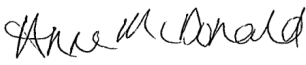
Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. The development hereby permitted shall only be finished in the external materials as stated on the approved plans and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development is in-keeping with the host property and 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: 17 September 2024	