

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01670/FPH	Part two storey, part single storey rear extension.	122 Gaunts Way Letchworth Garden City Hertfordshire SG6 4PP

Submitted Plan Nos

1929_YPUK_P001 1929_YPUK_P002 1929_YPUK_P003 1929_YPUK_P004 1929_YPUK_P005
1929_YPUK_P006

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2023 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed and beautiful places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

1.3 **Supplementary Planning Document**

North Hertfordshire Design Guide 2011

2.0 **Relevant Site History**

2.1 03/00324/1HH - Part two and part single storey rear and side extensions incorporating garage and single storey front extension (porch). Conditional Permission.

3.0 **Representations**

3.1 **Site and Neighbour Consultation** – None received.

3.2 **LGCHF** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site lies on the northern side of Gaunts Way and comprises of a two-storey residential dwelling with access to the rear garden provided by a gateway to the side. A garden and driveway exist to the front of the property.
- 4.1.2 The application site is within the settlement boundary for Letchworth where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 Part two storey, part single storey rear extension.

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 resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance:

- 4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed and beautiful places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities*”. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 The application would see the construction of a 4.5m deep full-width ground floor rear extension with a two-storey extension above having a depth of 3.0m. Existing properties in this section of Gaunts Ways are devoid of rear extensions of this scale. The proposed extension particularly at ground floor level would result in a disproportionate and unsympathetic addition to the existing dwelling and to the built form of the area. Despite being set off the party boundary with the neighbouring property no.124 Gaunts Way the proposed extension would dominate properties on either side contrary to both local and national planning policies.
- 4.3.4 In respect the streetscene, part of the extension would be visible to public view through the gap between the application site and the neighbouring property no.124 Gaunts Way, however this would be of minor impact.

Impact on Neighbouring Properties:

- 4.3.5 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.

- 4.3.6 The proposed extension would be a first to the rear of this section of properties in Gaunts Way. Despite the ground floor extension being set off the boundary with the neighbouring property to the west no.124, the excessive depth at ground floor level would result in an unacceptable and overbearing impact to the occupiers of neighbouring properties nos. 120 and 124 Gaunts Way.

Highways and Parking:

- 4.3.7 The proposed development would result in the addition of one bedroom to the property, increasing the total number to three. The site benefits from sufficient off-street car parking able to accommodate one car with on-street parking available. Public transport is accessible within a relative short distance away providing links to the town centre of Letchworth.

Environmental Implications:

- 4.3.8 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.
- 4.3.9 The proposed development, 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 (BNG)

- 4.3.10 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 proposed development is considered contrary to Policies SP1, SP9, D1, D2 and D3 of the NHLP 2011-2031 and Sections 2, 12 and 14 of the NPPF 2023.

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 **REFUSED** for the following reasons:

1. The proposed two storey rear extension, by reason of its design and scale would result in an unsympathetic addition to the existing dwelling resulting in a detrimental impact upon the character and appearance of the property and the surrounding area. The proposed development would fail to comply with Policy D2 of the North Hertfordshire Local Plan 2011-2031 and Paragraph 135 of the National Planning Policy Framework (2023).
2. The proposed ground floor rear extension, by reason of its design and depth, would result in an unacceptable overbearing impact upon the occupiers of the adjoining neighbouring properties. The proposed development would fail to comply with Policy D3 of the North Hertfordshire Local Plan 2011-2031 and the core principles set out within the National Planning Policy Framework (2023).

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied 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: 23 September 2024	

