

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02468/FPH	Part two storey and single storey side and rear extension including first floor rear glazed balcony following demolition of existing detached garage.	20 Redhoods Way East Letchworth Garden City Hertfordshire SG6 4DF

Submitted Plan Nos

PL.101 PL.102 PL.103 PL.104 PL.105 PL.106 PL.107-A (1) PL.108 (2) PL.109

1.0 Policies

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SP1 Sustainable development in North Herts

T2 Parking

SECN12 Achieving well-designed places

D1 Sustainable design

2.0 **Relevant Site History**

2.1 94/00015/1HH - Single storey rear extension and garage.

3.0 **Representations**

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

3.2 **Letchworth Garden City Heritage Foundation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a semi-detached two-storey dwelling on the north side of Redhoods Way East within a residential part of Letchworth Garden City. The ground level slopes away (northward) from the dwelling. The dwelling and its neighbours have a raised patio area to the rear. The site is served by a rear outbuilding/ garage which is located on the boundary with 18 Redhoods Way East. The dwelling forms part of a row of relatively uniform semi-detached hipped two storey dwellings with front bay windows. Several of these dwellings have since been extended with two storey hipped roof side / rear extensions which are stepped back from the front elevation and outbuildings to the rear.

4.1.2 The application site is within the settlement boundary for Letchworth Garden City where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

4.2.1 Part two storey and single storey side and rear extension including first floor rear glazed balcony following demolition of existing detached garage.

4.2.2 The bulk of the single storey extension would project approximately 4.7m from the rear wall, with the side element extending a further 3.957m. The extension will have a flat roof at approximately 3.2m. Due to the slanted plot shape, the extension will be 1.5m in width as see

from the highway and will extend almost the full width of the plot, being set off the boundary with no.18 by 1m. The side extension will result in the creation of a 14.7m long wall as seen from this neighbour.

4.2.3 The first-floor rear/side element would extend approximately 3.6m in depth from the rear wall and 6.73m in depth from the side wall. It would have a width of 4.223m, 1.04m of which would project beyond the side wall and would be visible from the street scene. The two-storey element would have a hipped roof with eaves at 5m and a crown at 6.4m. This element would have a small rear facing balcony at the first-floor level.

4.3.4 The proposed materials are Roof tiles to match existing, uPVC double glazed windows to match existing (White), Brickwork to match existing, uPVC double glazed doors to match existing (White), metal balcony with iron balustrading (Black)

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 Due to the orientation of the plot, the extension would be predominantly hidden to the rear of the dwelling and would not be visible from the public realm. In any case, the proposed materials and roof form would be sympathetic to the existing dwelling and the street scene. The eaves and ridge would be sympathetic to the dwelling and would ensure a subordinate relationship. No.14 and No.16 both have side/rear two storey extensions which are visible from the street scene and project a similar depth to the proposed. I therefore consider that the scale and design of the proposed development to be compliant with policy D1 and D2.

Impact on Neighbouring Properties:

4.3.4 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.

4.3.5 The proposed single storey element would replace the existing single storey rear extension and would retain its position adjacent to the boundary with No.22 and its depth. The

noticeable difference for this neighbour would be the replacement of the hipped roof with a parapet wall, from eaves at 2.54m to the proposed height of 3.2m. I consider this increase of height to be modest and not significantly harmful to neighbouring amenity.

- 4.3.6 On the other boundary, the single storey element would replace the existing detached hipped roof garage outbuilding. The proposed extension would have a similar max depth to the existing garage and would be set off the boundary by approximately 1m, whereas the existing garage sits on the boundary. The proposed extension would project approximately 4.79m beyond the rear wall of the neighbouring dwelling. Due to the similar depth and being set off the boundary I do not consider that the proposed extension will have a more significantly harmful impact on neighbouring amenity than is already provided by the existing outbuilding.
- 4.3.7 The proposed two storey element would be set off the boundary with either neighbour by approximately 2.4m to No.22 and 4.6m to No.18. The two-storey element would not project beyond the rear elevation of No.18 and therefore is unlikely to result in any impact on neighbouring amenity. Due to the orientation of the dwelling, the extension would sit north-east of the attached neighbour at No.22 and therefore would be unlikely to contribute to any further loss of sunlight than is already given by the dwellinghouse itself. As the proposal would be set in from the boundary, I consider the extension would not appear overbearing in outlook from the neighbouring property.
- 4.3.8 The proposed extension would have one side window at first floor level facing towards No.18. This window would serve a bathroom, I therefore recommend a condition that this window is glazed and non-opening below 1.7m to protect neighbouring amenity. The other side windows proposed would be at ground floor level and therefore boundary treatment would limit any impact upon neighbouring privacy. The proposed first floor rear windows and balcony would be oriented towards the rear garden and therefore would not provide a vantage point for significant overlooking of neighbouring properties. Whilst they would provide some overlooking of the neighbouring gardens, this would be limited to view of the end of the garden. As such, the loss of privacy within these areas is considered acceptable. There are no dwellings to rear of the property which backs on to the allotments / open green space. As such, it is considered that the proposed balcony would not result in harm to neighbouring amenity.

Highways and Parking:

- 4.3.9 The proposed development would result in the creation of an additional bedroom. However, the existing driveway would be retained, and the site has a sufficient parking space for 2 cars. Therefore, there would be no car parking issues arising from the proposed development.

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.

Environmental Implications:

- 4.3.11 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.

- 4.3.12 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.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with 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 **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 window(s) at first floor level on the east elevation of the development hereby permitted shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 10 January 2025	