

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01832/FPH	Single storey side extension following demolition of existing garage and lean- to.	29 Heathermere Letchworth Garden City Hertfordshire SG6 4QH

Submitted Plan Nos

A010 A100 A101 A105 A106

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 **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 site is a semi-detached two-storey dwelling on the west side of Heathermere in a residential part of Letchworth Garden City. The dwelling is link attached to 27 Heathermere, the garage forms a pair with the same neighbour.

4.2 **Proposal**

4.2.1 Single storey side extension following demolition of existing garage and lean-to.

4.2.2 The proposal seeks to replace the existing side garage and lean-to with a side extension of the same footprint. The differences are a change of materials, replacement of lean-to roof with a dual pitched roof and replacement of garage door with a window. The front door on the existing lean-to will be replaced with a door of similar design.

4.3 **Key Issues**

4.3.1 The key issues in this case are the design of the development relative to the main dwelling and the impact the development has on the reasonable living conditions of the neighbouring properties and the appropriateness of the works within the conservation area.

Design

- 4.3.2 The proposal seeks to raise the height of the existing garage to a dual pitched roof with eaves at 2.5m and a ridge at 3.6m. The proposed materials are concrete tile roof, facing brickwork exterior walls, white uPVC windows and doors. In my view, the side extension would be sympathetic in scale, form and material to the existing dwelling and would be a modest improvement to the existing lean-to and garage. Furthermore, I do not consider the unbalancing of the pair of garages would result in any substantial harm to the street scene.
- 4.3.3 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 Neighbours

- 4.3.4 The side extension would increase the height of the existing garage, as such it would be a noticeable addition within the street scene and for 27 Heathermere. The proposed extension would be screened from this neighbour by their existing garage and would have a modest eaves height. In my view, it would not contribute to any substantial loss of light or loss privacy. No side or rear windows are proposed on the extension and therefore will not contribute to any overlooking of neighbouring amenity.
- 4.3.5 The site features a large garden; the acceptable design and scale is appropriate for the local context and therefore would not cause any harm on the amenity of future occupiers.
- 4.3.6 This development is therefore considered in accordance with Section 12 of the NPPF.

Environmental Implications

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

Parking

- 4.3.8 Whilst the proposal would result in the loss of the existing garage and the proposal seeks to add an additional bedroom, the dwelling would retain two off street parking spaces on the driveway and as such satisfies the criteria set out by Policy T2 of the Local Plan.

Biodiversity Net Gain (BNG)

- 4.3.9 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 Overall, as stated above it is considered that the proposed development is compliant with the necessary provisions of the Local Plan policies and the guidelines set out in the NPPF.

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.

3. The side extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as 29 Heathermere.

Reason: To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected with each other as this would result in an unsatisfactory relationship and inadequate standard of amenity for both properties.

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: 1 October 2024	