

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02550/FPH	Single storey rear extension, alterations to openings and hard landscaping works following demolition of existing detached garage	50 Broadwater Avenue Letchworth Garden City Hertfordshire SG6 3HJ

Submitted Plan Nos

A010 Rev 1 A100 A101 A106 Rev 2 A105

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

Notes:

- ☐ Representations – site and press notices and neighbour notification - no objections received.
 - Letchworth Garden City Heritage Foundation – no comment received.
- ☐ Relevant planning history:
 - 08/01465/1HH - Part two storey, part single storey rear extension, single storey side extension and rear conservatory following demolition of existing garage. CP 11.09.2008. This does not appear to have been built.
- ☐ Planning constraints – Conservation Area.
- ☐ Existing property – the application property is a two storey, detached dwelling sited on the corner of Broadwater Avenue and Gorst Close. The dwelling is finished in white render, with a tile roof. There is a detached single garage at the rear of the property. The rear of the property is partially visible from the street on Gorst Close.
- ☐ Surrounding area - the surrounding area is largely residential. There is a degree of uniformity in the streetscene on the west side of Broadwater Avenue close to the application site with properties of a similar design and appearance.
- ☐ Proposal – consent is sought for “Single storey rear extension, alterations to openings and hard landscaping works following demolition of existing detached garage.” Materials proposed are render to match existing with red brick on edge coping.
- ☐ Design – the proposed extension is of an acceptable proportion to the host dwelling.
 - The overall design and appearance is in keeping with the character and appearance of the host dwelling and neighbouring properties. The proposed render to match the existing will help the addition link sympathetically to the main dwelling.
 - The rear extension will be partially visible from the street due to the corner plot but will not cause any unacceptable harm to the character and appearance of the conservation area. The character and appearance of the conservation areas would be preserved and therefore the proposal would comply with Local Plan Policies SP13 and HE1 and the relevant heritage policies of the NPPF.
 - The design is acceptable and complies with Local Plan policies D1 and D2 and the requirements of the NPPF.

- ☐ Potential impact on neighbouring amenity – potential impact on no 52:
 - the proposed extension will replace a single detached garage sited along the boundary with no 52 and the boundary made good with a 1.8m high close board fence to match the existing.
 - The proposed extension will be set well off the boundary with no 52 and will be single storey. No unacceptable harm will be caused to the amenity of the neighbouring occupiers.
 - The proposal therefore complies with Local Plan Policy D3 and the requirements of the NPPF.
- ☐ Amenity for future occupiers – acceptable.
- ☐ Parking and access – the proposal will not result in any loss of parking or generate the need for additional parking. There is no access for vehicles to the rear garage to be removed.
- ☐ Conclusion - the application is therefore considered acceptable in planning terms and to comply with Local Plan policies SP13, HE1, D1, D2, D3 and T2 and the provisions of the NPPF.
- ☐ Recommendation - Grant conditional permission.

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 extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 9 January 2025	