

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01183/FPH	Single storey side extension and single storey rear extension with balcony area above following demolition of existing side shed and structure.	91 Pixmore Way Letchworth Garden City Hertfordshire SG6 3TP

Submitted Plan Nos

001

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 25/00008/PREH - Single storey side extension replacing old shed and rear single storey extension.

Complete

2.2 11/02213/1HH - Insertion of 2 dormer windows and 1 roof light in rear roof slope to facilitate conversion of loft into habitable accommodation (as amended by plan received 8 November 2011).

Conditional Permission

2.3 01/00676/1HH - Two storey side extension and rear conservatory. (As amended by drawing number 01 received on 08/05/2002)

Conditional Permission

- 2.4 88/01436/1 - Single storey side extensions and detached single garage following demolition of existing garage and outbuildings. (In accordance with amended plans received on 9 September 1988)

Conditional Permission

3.0 Representations

3.1 **Neighbour consultations** – One received in support.

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 link-detached, two-storey dwelling on the south side of Pixmore Way, Letchworth Garden City and resides within the Letchworth Conservation Area. The site benefits from a driveway and front and rear gardens.

4.2 Proposal

4.2.1 Single storey side extension and single storey rear extension with balcony area above following demolition of existing side shed and structure.

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 impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.

- The impact of the proposed development on the environment.

Design

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.3 The proposed side extension, following the demolition of the existing side elements, would measure 1.3m in width, 7.9m in depth to match the depth of the original dwelling, and have a flat roof with a height of 3.0m. The proposed side extension would be offset from the shared boundary line by 1.0m. The proposal includes 3no. rooflights. The external materials would be pebbledash render for the walls to match existing and a flat roof membrane.
- 4.3.4 The proposed rear extension would measure 3.0m in width, 1.9m in depth and 2.7m in height, with the balustrade of balcony element extending a further 1.1m in height. The external materials would be pebbledash render for the walls, white uPVC windows and doors and painted timber frame balustrading, all to match existing.
- 4.3.5 In my view, the scale of the proposed works would be a sympathetic addition to the dwelling and would not be considered disproportionate. The proposed roof form and materials are considered sympathetic to the dwelling and wider street scene and would not result in an adverse effect on the character of the dwelling.
- 4.3.6 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1 and D2 of the Local Plan.

Heritage Impact

- 4.3.7 The material palette and massing for the extensions are considered sympathetic to the dwelling and the side extension would be largely screened from the public realm by vegetation. It is not considered that the proposal would cause more harm than the existing elements to the character and appearance of the Conservation Area. The proposal is considered to cause less than substantial harm to the setting of the listed buildings to the south of the site.

Impact on Neighbours

- 4.3.8 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.
- 4.3.9 Regarding no.89 Pixmore Way, the proposed side extension would be coming away from the shared boundary line, would not be taller than the existing side element and would match the depth of the original dwelling. The proposed rear extension and balcony would not extend beyond or be taller than the existing rear element to at no.89. Therefore, it is not considered that the proposal would result in unacceptable harm upon no.89's living conditions in terms of overdominance, shading or overlooking.
- 4.3.10 Regarding no.93 Pixmore Way, the proposed side extension would not be visible from this dwelling and the proposed rear extension and balcony would not extend beyond and only be slightly taller than the existing conservatory to at no.91. Additionally, there is a footpath between no.91 and no.93. Therefore, it is not considered that the proposal would result in unacceptable harm upon no.93's living conditions in terms of over dominance, shading or overlooking.
- 4.3.11 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.12 The proposal does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

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

Biodiversity Net Gain:

4.3.14 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and in accordance Policies D1, D2, D3, T2 of the NHLP 2011-2031 and Sections 12 and 14 of 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.

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: 23 June 2025	