

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02123/FPH	Installation of garden veranda with clear glass to rear elevation of existing garage.	15 Sollershott West Letchworth Garden City Hertfordshire SG6 3PU

Submitted Plan Nos

Block Plan BES-000-GA Location Plan

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
HE1	Designated heritage assets
SECN16	Conserve + enhance historic environment
SP1	Sustainable development in North Herts

2.0 **Site History**

2.1 07/00561/1HH - Single storey rear extension.

3.0 **Representations**

3.1 **Neighbour Consultation and Site Notice** – 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 south side of Sollershott West in a residential part of Letchworth Garden City. The site is located within the Letchworth Conservation Area. The neighbouring dwelling of Tanglewood, 17 Sollershott West is a Grade II listed building

4.2 **Proposal**

- 4.2.1 Installation of garden veranda with clear glass to rear elevation of existing garage.
- 4.2.2 The covered area would be 4.5m in width, 3m in depth with a lean-to glass roof with eaves at 2.072m and a ridge at 2.452m. Materials are: plain columns with trompette bases and circular arches, laminated glass to roof, lead flashed to rear wall, glazed gable end, Aluminium guttering, choice of powder coating colour from the RAL range (Gloss, Satin or Matt finish). All components manufactured in aluminium, fixings in stainless steel

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.

Design

- ☐ The proposed extension would be sited to the rear of the property with no visibility from the public realm.
- ☐ The materials and design are sympathetic to the dwelling and conservation area.
- ☐ The scale is modest and would be subservient to the dwelling.
- ☐ The proposal complies with Section 12 of the National Planning Policy Framework and Policies D1 and D2 of the Local Plan.

Impact on Neighbours / Listed Building

- ☐ Development would be screened by neighbouring outbuilding.
- ☐ Sympathetic scale, materials and design would not harm the Grade II Listed neighbour.
- ☐ The proposal complies with Policies D3 and HE1 of the Local Plan and Section 16 of the NPPF.

Environmental Implications

- ☐ There are no significant environmental implications as a result of the proposed development.

Parking

- ☐ The proposed development would not affect the existing arrangement.

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.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 14 November 2024	