

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/00551/FPH

Single storey rear extension. Alterations
to fenestration

38 Sollershott East

Letchworth Garden City

Hertfordshire

SG6 3JN

Submitted Plan Nos

01a 02a 03a 04a 05 06 PL10 PL11 PL12

1.0 Policies

1.1. **National Planning Policy Framework (2024)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed and beautiful places

Section 16 – Conserving and enhancing the historic environment

1.2. **North Hertfordshire Local Plan (2011-2031)**

Strategic Policies

Policy SP1 Sustainable development in North Herts

Policy SP2 Settlement Hierarchy and Spatial Distribution

Policy SP9 Sustainable design

Policy SP13 Historic environment

Development Management Policies

Policy D1 Sustainable design

Policy D2 House extensions and replacement dwellings

Policy D3 Protecting living conditions

Policy HE1 Designated heritage assets

2.0 **Relevant Site History**

2.1. Concurrent Listed Building Consent application – 25/00552/LBC

3.0 **Representations**

Press, Site Notice and Neighbour – None received.

LGCHF – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No.38 Sollershott East forms part of a block of four two-storey residential dwellings all of which are grade II listed buildings within the Letchworth Conservation Area. The application site and its attached neighbour to the south face the junction with South View and Sollershott East and benefit from long front gardens with pedestrian access.

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

4.1. **Proposal**

4.1.-1. Planning permission is sought for the erection of a single storey rear extension and alterations to the fenestration.

4.2.2 The application is accompanied by a Design and Heritage Statement.

4.2. **Key Issues**

4.2.-1. The key issues for consideration are as follows:

- The impact of the development upon the designated heritage assets including the Letchworth Conservation Area and Grade II listing.

- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the locality.
- The impact that the proposed development would have on the living conditions of neighbouring occupiers.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the development would have on the environment.

Impact on Designated Heritage Assets:

- 4.2.2 Policy HE1 of the Local Plan supports development that *“Enables the heritage asset to be used in a manner that secures its conservation and preserves its significance; b) Incorporate a palette of materials that make a positive contribution to the local character or distinctiveness, where it is appropriate and justified; and c) Will lead to less than substantial harm to the significance of the designated asset, and this harm is outweighed by the public benefits of the development, including securing the asset’s optimum viable use.”*
- 4.2.3 There is no heritage objection to the proposed development as the extension would be clearly legible as a later addition by virtue of the choice of design and use of materials. In order to facilitate the proposed extension, an existing opening would need to be enlarged by approx. 45cm, this would be a minor alteration and considered ‘*de minimus*’.
- 4.2.4 The development would sit at the lowest level on the continuum of less than substantial harm. I am therefore satisfied that the proposal complies with Policy HE1 of the Local Plan and Section 16 of the NPPF.

Design and Appearance:

- 4.2.5 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 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 Local Plan are consistent with the objectives set out within the NPPF.
- 4.2.6 Policy D1 of the Local Plan sets out that planning permission will be granted for development proposals that respond positively to the site’s local context, create or enhance the public realm, and reduce energy consumption and waste.
- 4.2.7 Policy D2 of the Local Plan sets out that planning sets out that planning permission for house extensions will be granted where the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials, and the orientation of the main dwelling.
- 4.2.8 Policy D2 goes on to state that *“extensions should not dominate adjoining properties... and that spacing between buildings ensures there is no harm to the character and appearance of the street scene”*.
- 4.2.9 The proposed single storey rear extension would be of a modest scale with an acceptable design. Openings would comprise of a single doorway to the south side elevation and a double doorway to the north side elevation with a window to the west side elevation and velux rooflight. Materials would match those of the existing building

with external finish being render and facing brickwork; windows being painted timber with lead lights with a lead lined flat roof. I am therefore satisfied that the scale and design of the proposed extension is acceptable and complies with Policy D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Occupiers:

- 4.2.10 The objectives of the NPPF seek to ensure that developments secure a high standard of amenity for existing and future occupiers (Section 12 – Achieving well-designed places). This principle is reflected in the provisions set out in Policy D2 and D3 of the Local Plan.
- 4.2.11 Policy D3 of the Local Plan sets out that planning permission will be granted for developments proposals which do not cause unacceptable harm to living conditions.
- 4.2.12 The proposed extension would be a minor addition to the dwelling and its single storey nature coupled with the orientation of the plot would mean that, in my view, there would be no significant impact to existing residential amenity. I am therefore satisfied that the development complies with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.2.13 I am satisfied that there would be no impact to highway safety as a result of the proposed development.

Environmental Implications:

- 4.2.14 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.
- 4.2.15 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and I am therefore satisfied that the proposal would be generally in compliance with Policy D1 of the Local Plan and Section 14 of the NPPF.

Biodiversity Net Gain (BNG)

- 4.2.16 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.

4.3 Conclusion

- 4.3.1 The proposed development is considered acceptable and complies with Policies SP1, SP2, SP9, SP13, D1, D2, D3 and HE1 of the Local Plan 2011-2031 and NPPF 2024.

4.4. Alternative Options

- 4.4.1 N/A

4.5. Pre-Commencement Conditions

4.5.1. 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.

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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 15 April 2025	