

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00001/FPH	First floor rear extension following removal of existing rear dormer window; insertion rear rooflight and second floor side window.	14 Hitchin Road Letchworth Garden City Hertfordshire SG6 3LT

Submitted Plan Nos

Location Plan P1 P2 P3 P5

1.0 Policies

1.0 **Local and National Policy**

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

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

Section 16 – Conserving and enhancing the historic environment

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

Strategic Policies

Policy SP1 – Sustainable development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP9 – Design and Sustainability

Policy SP13 – Historic environment

Development Management Policies

Policy D1 – Sustainable Design

Policy D2 – House Extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

Policy HE1 – Designated heritage assets

2.0 **Relevant Site History**

2.1 22/01612/FPH - Part ground, first and second storey rear extensions including a balcony at first floor on the rear elevation. Alterations to openings including replacement windows and new rooflight at the rear (as a resubmission of planning application 21/02082/FPH. Refused on 11.11.2021). Refused.

2.2 21/02082/FPH - First and second storey rear extension to create a three-storey dwelling. New side window to southwest elevation and roof window serving existing second floor bathroom. Refused.

2.3 19/01464/FPH - First floor rear extension and ancillary works. (Amended plans received 12/07/19). Conditional Permission.

3.0 **Representations**

3.1 **Press, Site and Neighbour Consultation** – None received.

3.2 **LGCHF** – Non received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 14 is a three-storey detached dwelling situated on the north side of Hitchin Road and is within the Letchworth Conservation Area.
- 4.1.2 The site has been previously extended with single storey side and rear extension, dormer windows, and conservatory.

4.2 **Proposal**

- 4.2.1 First floor rear extension following removal of existing rear dormer window; insertion rear rooflight and second floor side window.

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 resultant impact on the character and appearance of the Conservation Area.
 - The impact that the proposed development would have on the living conditions of neighbouring properties.
 - The impact that the proposed development would have on car parking provision in the area.
 - The impact that the proposed development would have on the environment.

Design, Appearance and Impact on the Conservation Area:

- 4.3.2 Within a Conservation Area, the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of the Listed Building and Conservation Areas Act (1990). Furthermore, Section 16 of the NPPF sets out guidance relating to sustaining and enhancing heritage assets. In this regard, Policy HE1 of the NHLP is consistent with the NPPF.
- 4.3.3 When considering the impact of proposed development on the significance of a designated heritage asset (such as a Conservation Area), the NPPF notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be.
- 4.3.4 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 to communities”*. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.5 Following removal of a rear dormer window, the proposed rear extension would be at first floor level and would extend 3.9m from the rear elevation of the host dwelling having

a width of 4.2m. The extension would be in line with the footprint of the existing single storey rear extension. The roof form would be a pitched gable with eaves height matching that of the host dwelling. The proposed ridge height of the extension would sit 1.8m below the ridge height of the host dwelling. One window is proposed to the rear elevation which would face the garden. Materials would match those of the host dwelling. I am satisfied that the extension would be a sympathetic addition to the already extended dwelling, and with no impact to the streetscene or to the character and appearance of the conservation area and so I find this aspect of the development acceptable and in line with planning policy.

- 4.3.6 In addition to the proposed rear extension, the application includes the formation of a second-floor window to the east elevation and the installation of a velux rooflight to the rear roof slope of the original dwelling. These windows would be to an existing bedroom which would become a dressing room attached to a proposed bedroom. The window to the east elevation would be visible from longer views in both Hitchin Road and Broadway, however given the position of the dwelling and the minor scale of the works, I am satisfied that there would be no significant impact to the streetscene or the character and appearance of the conservation area and so I find this aspect of the proposal acceptable and in line with planning policy.

Impact on Neighbouring Properties:

- 4.3.7 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.
- 4.3.8 No objections have been received from neighbouring properties. As the window would be formed at second floor level, I am conscious that there may be a potential for overlooking and a loss of privacy to no.515 Broadway given the presence of first floor bay windows to the front elevation of that property. Whilst this does not make the window objectionable, there is a need to ensure there is no impact to the existing level of amenity enjoyed by the occupants of no.515. Therefore I am of the view that the window should be obscure glazed and fixed in order to safeguard the existing residential amenity of the occupants of that property. Providing this is in place, I am satisfied that the proposal complies with planning policy.

Highways and Parking:

- 4.3.9 The development does not include an increase in the number of bedrooms or introduce a commercial aspect and therefore there would be no car parking issues arising from the development.

Environmental Implications:

- 4.3.10 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 Hertfordshire Local Plan, which sets out that development proposals 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.

- 4.3.11 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

Biodiversity Net Gain (BNG)

- 4.3.12 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 The proposed development is considered acceptable and in accordance Policies SP1, SP9, SP13, D1, D2, D3 and HE1 of the NHLP 2011-2031 and Sections 2, 12, 14 and 16 of the NPPF 2024.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 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.

3. The window at second floor level on the east elevation of the development hereby permitted shall be permanently glazed with obscure glass and fixed closed at all times.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to

comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

4. The extension hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 14 March 2025	