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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Vicki Wood.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT | APPLICATION SITE                                                              |
|--------------------------|-------------------------------------|-------------------------------------------------------------------------------|
| 25/00228/FPH             | Single storey front extension.      | 48 Maycroft<br><br>Letchworth Garden City<br><br>Hertfordshire<br><br>SG6 4QD |

**Submitted Plan Nos**

P1 P2 P3

**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 challenges of climate change, flooding and coastal change

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

#### Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP9 – Design and Sustainability

Policy SP12 – Green infrastructure, landscape and biodiversity

#### Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

## 2.0 **Relevant Site History**

2.1 23/02810/FPH - Two-storey rear extension and single storey front extension following demolition of rear conservatory. Conditional Permission.

## 3.0 **Representations**

3.1 **Site and Neighbour Consultation** – One objection has been received from no.46 Maycroft on the following grounds:

- ☐ Logistics of the construction in terms of impact on residential amenity.

3.2 **LGCHF** – None received.

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

4.1.1 The application site lies on the south side of a small cul-de-sac off Maycroft and comprises of a two-storey semi-detached dwelling with rear two storey extension approved under 23/02810/FPH and a semi-detached garage to the west. The front

garden and driveway have been laid to hardstanding in the form of a paved parking area and the property benefits from a rear garden.

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

## 4.2 **Proposal**

- 4.2.1 Single storey front extension.

## 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 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 and Appearance:

- 4.3.2 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.
- 4.3.3 Policy D1 of the North Herts 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.
- 4.3.4 Policy D2 of the North Herts 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.
- 4.3.5 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”*.
- 4.3.6 The principle of a single storey extension to the front of the dwelling has already been established under 23/02810/FPH where a half-width extension was approved.
- 4.3.6 The application would see a full width single storey extension of the same 1.8metre depth with the same hipped roof form as the previously approved scheme. Openings

would comprise of a main entrance doorway and two windows to the front elevation with no openings proposed to either side elevation. Materials would match those of the existing dwelling.

- 4.3.7 The extension would be of a minor scale, sympathetic to the existing dwelling and would not harm the character and appearance of the streetscene, therefore I am satisfied that the proposal is acceptable and policy compliant.

Impact on Neighbouring Properties:

- 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 The objection received from no.46 Maycroft makes some relevant points. However, such matters lie outside of planning legislation.
- 4.3.10 I am satisfied that as a result of the orientation of the dwelling and the minor scale of the development, there would be no impact upon existing residential amenity to any significant degree and is acceptable.

Highways and Parking:

- 4.3.11 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.

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.

Environmental Implications:

- 4.3.13 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 Council 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.
- 4.3.14 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 of the NHC Local Plan.

**4.4 Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, SP12, D1, D2 and D3 of the NHLP 2011-2031 and Sections 2, 12 and 14 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 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.

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| <p>Signed</p> <p></p> <p>Anne McDonald</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p>Determining Officer</p> <p><b>Date:</b> 14 March 2025</p>                                                                |                                                                                                                                                 |