

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01660/FPH	Two storey side, single storey rear extension and single storey front/side porch.	73 Ordelmere Letchworth Garden City Hertfordshire SG6 4QP

Submitted Plan Nos

24059 - 001 24059 - 010

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 No previous site history.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Heritage Foundation** – No representation.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 73 comprises a semi-detached two storey dwelling at the corner of Ordelmere and Northfields.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a two-storey side, a single storey rear extension and a single storey front/side porch extension.

4.2.2 The proposed materials of construction are proposed to be clay roof tiles, double glazed white UPVC window and door units and red brickwork. All to match existing.

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 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings 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 extension would significantly enlarge the footprint of the dwelling, and would be set down from the ridge and set back back from the principal elevation of the dwelling. The extensions would feature built form and materials of construction that are sympathetic to the host dwelling and surrounding area. I consider that the scale is suitably subordinate to the host dwelling and would achieve sufficient subservience to the host dwelling and would not visually unbalance this pair of properties. It is acknowledged that the site is in a relatively open location given its position on the corner of two roads. I do not consider that the siting of the extension would result in harm to the surrounding street scene and wider area of Ordelmere and Northfields. The design is therefore considered to be acceptable.

4.3.4 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.

4.3.6 It is considered that the development is unlikely to harm the amenities of neighbouring occupiers due to the siting of the extension to the side elevation of the host dwelling, adjacent to the boundary shared with Northfields. It would not extend significantly

beyond the principal or rear elevations of the adjoining neighbour, and is therefore unlikely to overbear or overshadow this neighbouring property. Outlook from the extensions would be similar to the existing dwelling, and is therefore unlikely to cause unacceptable harm by reason of a loss of privacy due to this reason. No neighbour objections were received.

- 4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location 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.

Biodiversity Net Gain:

- 4.3.10 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 is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

4.5 **Alternative Options**

- 4.5.1 None applicable.

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(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

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:

0. 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: 10 September 2024	

