

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00608/FPH	Single storey side extension, first floor side extension, two storey rear extension and erection of front porch canopy following demolition of existing detached garage.	66 Lawrence Avenue Letchworth Garden City Hertfordshire SG6 2EZ

Submitted Plan Nos

LD655-E01A LD655-E02A LD655-E03A LD655-P01A LD655-P02G LD655-P03E

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 SP2 – Settlement Hierarchy and Spatial Distribution
Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

Policy T2 - Parking

2.0 **Relevant Site History**

2.1 None.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **LGCHF** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a two-storey, semi-detached dwelling with detached garage though attached to the garage of the neighbouring property to the south no.68 Lawrence Avenue. The property is separated from the highway by a front garden and there is a large garden to the rear. Lawrence Avenue is set on a slope which rises gradually in a southerly direction.

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 side extension, first floor side extension, two storey rear extension and erection of front porch canopy following demolition of existing detached garage.

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 Local Plan are consistent with the objectives set out within the NPPF.

- 4.3.3 The proposed extension would involve the demolition of an existing garage which is set to the rear of the dwelling and the erection of a wraparound extension at ground floor level which would extend beyond the rear elevation of the existing dwelling by 4.9 metres and project beyond the side elevation of the existing dwelling by 2.0 metres retaining a 1.0 metre gap to the party boundary with no.68 Lawrence Avenue to the south and set off the boundary with the attached neighbour no.64 by 0.6 metres. The roof form would be mono pitch. Openings would comprise of an alteration to an existing first floor side elevation landing window and the formation of a door and two windows at ground floor level to the same elevation. A set of garage type doors would be installed to the front elevation and to the rear would be a full-length window and a set of bi-folding doors.
- 4.3.4 At first floor level the extension would project 3.6 metres from the existing rear elevation and would extend part way over the proposed side extension. The roof form would be pitched with openings comprising of a window to the west elevation which would face the rear garden and a velux roof light to the south side roof slope facing no.68.
- 4.3.5 To the front elevation the proposed development would see the addition of a porch to the main entrance doorway, the design of the porch would comprise of a brick base with open sides and timber posts with a pitched roof. In addition, minor changes would be made to the position of the doorway and allowing for a window to either side. Other properties in Lawrence Avenue benefit from canopies or small-scale front extensions and the proposed porch would not be unsympathetic to the dwelling.
- 4.3.6 Materials would match those of the existing dwelling and are acceptable.
- 4.3.7 In considering the scale and design of the proposed extensions, I am satisfied that the first-floor extension is set off the party boundary with the attached neighbouring property to the north no.64 Lawrence Avenue and that the projection of the ground floor extension does not extend beyond the existing ground floor rear extension to no.64. There are other extensions which reflect that proposed to properties to the north. The projection to the side elevation would be set back from the principal elevation of the existing dwelling and so limiting any impact to the streetscene.
- 4.3.8 I am satisfied that the scale and design of the proposed extensions would constitute sympathetic additions to the existing dwelling and would not harm the visual amenity of the area and would be in accordance with Policies D1 and D2 of the Local Plan.

Impact on Neighbouring Properties:

- 4.3.9 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 Local Plan.
- 4.3.10 No objections have been received and given the acceptability of the development in terms of scale and design, which includes the first floor extension being set off the party boundary, the limited impact to the streetscene as a result of the side extension and porch, I am therefore satisfied that there would be no significant impact on existing residential amenity and that the proposal is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.11 The proposed development would see the loss of a garage and part of an existing long driveway which would impact on off-street parking, however, there is no increase in the number of bedrooms and the property would retain one off-street parking space with additional parking available on-street. Given the property is within reasonable walking distance of Letchworth town centre it is considered acceptable and in accordance with Policy T2 of the Local Plan.

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 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 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2, D3 and T2 of the Local Plan 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 extensions 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 9 May 2025	

