

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00345/FPH	Single storey rear and side extension following demolition of existing garage.	38 Lawrence Avenue Letchworth Garden City Hertfordshire SG6 2EY

Submitted Plan Nos

A010 Rev 2 A100 - A101 A105 Rev 2 A106 Rev 2

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 **Neighbour Consultation –**

40 Lawrence Ave – concerns

1. The garage to be demolished as part of the proposed works at 38 Lawrence Avenue, adjoins our garage. We are concerned that when it is demolished it will affect the integrity of our garage.

Due to the age of the properties/garages, it is likely that they share the foundations and we request that:

a) measures are put in place to ensure that during the demolition/building works and following these, our garage is left secure and

b) the outer wall of our garage (on our neighbours side) is weather proofed and

c) this is checked by building control during the works and

d) if any drainage of rain water from the roof of our garage is necessary as a result of the demolition of the neighbour's garage, this is also put in place.

2. Our drive usually has 2 cars parked on it, due to mobility issues that my mum has and because Lawrence Avenue is already congested with parked cars.

There are currently no barriers between the neighbours drive and ours and with very little room between the parked cars.

Our concern is that the delivery of skips, building supplies etc might damage our cars during the building period. We would therefore request that at least 2 metre boarding be put up for the duration of the building works, to protect our property and the cars parked on our driveway.

3. I work full time from home and have many meetings as part of my work.

I would request that provision be made for noise from the building works be kept to a minimum as much as reasonably possible.

3.2 **Letchworth Garden City Heritage Foundation –** None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached, two-storey dwelling on the east side of Lawrence Avenue in a residential part of Letchworth Garden City.

4.2 **Proposal**

4.2.1 Single storey side and rear extension following demolition of existing garage

4.3 **Key Issues**

- 4.3.1 The key issues in this case are the design of the development relative to the main dwelling and the impact the development has on the reasonable living conditions of neighbouring properties.

Design

- 4.3.2 The proposed extensions are designed with modest dimensions and lean-to roof, incorporating matching brickwork to the external walls and uPVC windows and doors. In my opinion, these aspects and design are considered sympathetic to the host and neighbouring properties.
- 4.3.3 The proposed rear extension would be 3.4 deep from the rear elevation and span the full width of the house and project a further 1.375 metres forward to the side. The rear extension would replace the existing garage. In my opinion, these dimensions are subordinate in scale to the existing dwelling house and would not result in any unacceptable harm to the character of the dwelling.
- 4.3.4 I note the concerns raised by the neighbour in regard to removing the garage which is attached to the Neighbour at No. 40. The applicant has stated on the plans that the retaining wall of the neighbour's garage is to be retained and a new painted timber fascia is to be applied to the edge of the retained garage roof. I would advise a party wall agreement is agreed between the neighbours.
- 4.3.5 This is considered in line with Section 12 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

Impact on Neighbours

- 4.3.6 Whilst the proposal would increase the built form of the rear elevation, in my opinion this would be acceptable. The proposed dimensions and the single storey nature will ensure a subordinate relationship with the main property. The proposal has a sympathetic design and the side extension would be set back from the highway. It is my view therefore, that this development will not result in an adverse impact upon the character and appearance of the street scene.
- 4.3.7 Due to the modest scale and position, the development would likely only affect the neighbour at 36 Lawrence Avenue. Due to its single storey nature and modest depth, the extension would not be considered overbearing or result in any loss of privacy.
- 4.3.8 The site features a large garden; the acceptable design and modest scale is appropriate for the local context and therefore would not cause any harm on the amenity of future occupiers.
- 4.3.9 This development is therefore considered in accordance with Section 12 of the NPPF.

Parking

- 4.3.10 The proposal will retain off street parking for 2 cars, I am therefore satisfied the criteria in the Parking SPD has been met.

Environmental Implications

- 4.3.11 The proposed development would be consistent with the criteria set out in Emerging Local Plan Policy D1 '*Sustainable Design*'. There are no other significant environmental implications as a result of 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.

4.4 **Conclusion**

- 4.4.1 Overall, as stated above it is considered that the proposed development is compliant with the necessary provisions of the Local Plan policies and the guidelines set out in the NPPF.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

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.

Biodiversity Net Gain

This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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: 17 April 2025	