

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00691/FPH	Erection of front elevation porch.	33 Caslon Way Letchworth Garden City Hertfordshire SG6 4QJ

Submitted Plan Nos

Location Plan Block Location Plan Existing Block Plan Proposed Block Plan BR-SG6_4QJ-33-A102-Rev-A
BR-SG6_4QJ-33- A103-Rev-A BR-SG6_4QJ-33-A104-Rev-A BR-SG6_4QJ-33-A105-Rev-A BR-SG6_4QJ-33-
A106-Rev-A BR-SG6_4QJ-33-A107 BR-SG6_4QJ-33- A108-Rev-A BR-SG6_4QJ-33-A109-Rev-A BR-
SG6_4QJ-33-A110-Rev-A

1.0 Policies

D1	Sustainable design
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D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

SECN12 Achieving well-designed places

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 **Site Notice & Neighbour Representations** – None received.

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Two storey semi-detached property on the west side of Baldock Road within a residential part of Letchworth Garden City.

4.2 **Proposal**

4.2.1 Single storey front extension.

4.2.2 The proposed extension would be approximately 2.02m deep, 3.375m wide with a hipped roof with eaves at 2.4m and a peak at 3.295m. The materials are proposed to match the existing (plain tile, brick, white uPVC).

4.3 **Key Issues**

4.3.1 Design: fenestration and materials sympathetic to dwelling. Subordinate in scale to the dwelling. Complies generally with Policy D1 of the Local Plan

4.3.2 Impact on the street scene: Mixed street scene of other front porches / front extensions, set back from highway with modest scale therefore, no adverse harm to street scene. Complies with Policy D1.

4.3.3 Impact on neighbours: None. Complies with Policy D3 of the Local Plan.

4.3.4 Parking: Although the dwelling has two vehicles parked in the front garden, these are unlawful without a vehicle crossover and dropped kerb. As such, I consider that the existing dwelling should have no off-street parking spaces therefore the erection of a front porch would not affect this. Complies with T2 of the Local Plan.

4.3.5 BNG: Exempt from BNG requirements

4.3.6 Climate change: Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

4.4.1 Acceptable in planning terms.

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:

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: 1 May 2025	