

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION

REFERENCE

BRIEF DESCRIPTION OF DEVELOPMENT

APPLICATION SITE

24/02727/FPH

Single storey side and rear extensions following demolition of existing detached garage and conservatory.
Single storey front porch extension.

56 Waysbrook
Letchworth Garden City
Hertfordshire
SG6 2DR

Submitted Plan Nos

A100 A105-Rev-1 A106-Rev 1 A101 A110-Rev-1

1.0 Policies

D1	Sustainable design
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D2	House exts, replcmnt dwellings outbuild
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D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached, two-storey dwelling on the west side of Waysbrook in a residential part of Letchworth Garden City. Gardens exist to the front and rear, along with a driveway.

4.2 **Proposal**

4.2.1 Single storey side and rear extensions following demolition of existing detached garage and conservatory. Single storey front porch extension.

4.2.2 Materials mostly set 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 impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design

4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses 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 single storey side/rear extension would project 1.8m from the side elevation wall, run 10.4m in depth along the side elevation and project a maximum of 2.6m from the rear most wall to a similar depth as the northern neighbour. The proposed extension would have a full width, along the rear elevation, of 9.2m. The proposed extension would be set in from the shared northern boundary by 0.8m. A pitched roof would be visible from the front and side elevations with an eave's height of 2.4m and a peak of 3.2m. The northern section of the rear element would have a double-pitched, gable roof with an eave's height of 2.4m and a peak of 3.6m. The southern section of the rear element would have a pitched roof with an eave's height of 2.7m and a peak of 3.6m. The measurements are taken from the respective ground levels, where the southern section is 0.3m lower than the northern section; ergo, the eave's height remains consistent around the proposed extension. The proposal includes 3no. rooflights which would project 0.1m from the roofslope. The proposed walls would have facing brickwork to match existing, the roof tiles would be interlocking concrete tiles to match existing, the windows and sliding door would be uPVC powder coated aluminium apex glazing, deviating from the existing uPVC.

4.3.4 The proposed front porch extension would have a width of 3.1m, extend 1.5m in depth from the front wall with a double-pitched, gable roof with an eave's height of 2.3m and a peak of 3.4m. The proposed brickwork and roof tiles would match the colour and material of existing. The proposed external front door would be grey/black composite, and the windows would be uPVC powder coated aluminium apex glazing.

- 4.3.5 In my view, the scale of the proposed extensions would be a sympathetic addition to the dwelling and would not be considered disproportionate. The proposed roof form and materials are considered sympathetic to the dwelling and wider street scene and would not result in an adverse effect on the character of the dwelling.
- 4.3.6 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

Impact on Neighbours

- 4.3.7 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.
- 4.3.8 Regarding, no.54 Waysbrook, the northern neighbour, the proposal would reduce the amount of built form along the northern shared boundary and extended the applicant's dwelling to a similar depth as no.54. While, the proposed rear element would be taller than the existing garage, the entirety of the built form will be along the existing built form of no.54. Therefore, it is not considered that the proposed extension would result in unacceptable harm in terms of overdominance, shading or loss of privacy.
- 4.3.9 Regarding, no.58 Waysbrook, the southern neighbour, the proposed rear element would be taller than the existing garage; however, the entirety of the built form will be along the existing built form of no.54. Therefore, it is not considered that the proposed extension would result in unacceptable harm in terms of overdominance, shading or loss of privacy.
- 4.3.10 Regarding the proposed front porch, other examples of front porch extensions exist along the streetscene. Additionally, the front entrance of the dwelling is partially obscured by vegetation. As such, the proposed front porch extension is considered sympathetic to the dwelling and streetscene.
- 4.3.11 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.12 The proposal does not include an increase in the number of bedrooms. The removal of the garage and reduction in driveway area would reduce the parking provision on the site; however, there would still be a sufficient area to accommodate 2no. parking spaces. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

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

Biodiversity Net Gain:

- 4.3.14 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance Policies D1, D2, D3, T2 of the NHLP 2011-2031 and Sections 12 and 14 of 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.

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: 21 January 2025	