

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01369/FPH	Single storey rear extension	21 Baldock Road Letchworth Garden City Hertfordshire SG6 3JX

Submitted Plan Nos

Location Plan 2023-23-01 Rev C 2023-28-02 Rev A

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

HE1 Designated heritage assets

2.0 **Site History**

2.1 24/00446/FPH - Single storey rear extension.
Refused.

2.2 23/02176/FPH - Single storey rear extension. **Conditional Permission.**

2.3 08/01613/1HH - Two storey side and rear extension following demolition of existing single storey rear extension. Side porch canopy. Insertion of a dormer window in front and rear roof slopes to facilitate loft conversion (as amended by drawing number 0808/A/01 rev A received 12 September 2008). **Conditional Permission.**

2.4 82/00712/1 - Erection of single storey rear extension. **Conditional Permission.**

3.0 **Representations**

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

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 south-east side of Baldock Road in a residential part of Letchworth Garden City. The site is in the Letchworth Conservation Area.

4.2 **Proposal**

4.2.1 Single storey rear extension.

4.2.2 The proposal is a resubmission of 23/02176/FPH which was granted Conditional Permission and 24/00446/FPH which was refused on harm to neighbouring amenity.

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 the neighbouring properties.

Design

4.3.2 The proposed single storey rear extension is modest will extend 4.5m in depth along the boundary with 19 Baldock Road and will have a max depth of 5.595m away from the boundary. The extension would have a hipped roof would have a peak at approximately 3.19m and eaves at 2.38m. The proposed dimensions are similar to the scheme granted under 23/02176/FPH.

4.3.3 The proposed extension is sited to the rear of the property and would not be visible from the public realm. The proposal seeks to use matching red brick plinth and render walls, plain roof tiles and white uPVC windows and doors. These materials and design are considered sympathetic to the existing dwelling and would not result in an adverse effect on the character of the dwelling as seen from the public realm.

4.3.4 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

4.3.5 The proposed rear extension would not extend as deep as the existing two storey rear extension. This would provide screening for 23 Baldock Road and as such would not result in any harm to this neighbour's amenity.

4.3.6 On the boundary with 19 Baldock Road, the proposed extension would extend a similar depth to the previously granted scheme under 23/02176/FPH and less than the scheme refused under 24/00446/FPH. In my view, whilst the extension would be visible to this neighbour, the impact would be minimal due to the modest height and depth.

4.3.7 The site features a large garden; the acceptable design and scale is appropriate for the local context and therefore would not cause any harm on the amenity of future occupiers.

4.3.8 This development is therefore considered in accordance with Section 12 of the NPPF.

Heritage Asset

4.3.9 The proposed design and materials are considered sympathetic to the locality and therefore would not have an adverse impact on the Conservation Area. The development is therefore considered in accordance with Policy HE1 of the Local Plan.

Highways and Parking:

- 4.3.10 The proposal would not affect the existing off street parking provided at the front of the dwelling, 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 Local Plan Policy D1 '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

- 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.

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: 17 September 2024	