

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01025/FPH	Single storey side and rear extensions following demolition of existing attached garage, side element, rear conservatory and covered area.	21 Lawrence Avenue Letchworth Garden City Hertfordshire SG6 2EY

Submitted Plan Nos

L25-407-PL-001-P1 PL002 Rev 4 PL003

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
T2	Parking
SECN12	Achieving well-designed places

2.0 **Relevant Site History**

2.1 **89/01211/1** - Two storey rear extension, replacement garage and two extra parking spaces.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a semi-detached two storey dwelling with a link attached side extension / garage on the east side of Lawrence Avenue within a residential part of Letchworth Garden City. The detached neighbour at 19 Lawrence Avenue sits at a slightly lower ground level.

4.1.2 The application site is within the settlement boundary for Letchworth Garden City where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

4.2.1 Single storey side and rear extensions following demolition of existing attached garage, side element, rear conservatory and covered area.

4.2.2 The proposed extension would replace the existing side / rear garage and rear conservatory with a wrap-around extension with a hipped roof. The extension would be single story and would extend 3.289m in depth from the rear wall of the dwelling. The side element would extend 3.57m in width from the side wall as seen from the front and 2.62m in width towards the rear. The extension would have eaves at 2.5m, a peak at 3.2m and rooflights extending to 3.4m as seen from the front. Due to the change in ground level, these would appear 0.1m lower as seen from the rear.

4.2.3 The proposed materials seek to match the existing: concrete tiles, brickwork and white uPVC doors and windows.

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 and beautiful 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 communities*”. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.

4.3.3 The proposed alteration would have a minimal impact upon the character and appearance of the dwelling as seen from the public realm. The alteration to the front elevation would include the replacement of the garage doors (vehicular and pedestrian) and the replacement of the lean-to roof with a hipped roof. Although it would be a departure from the detached neighbour’s extension which is mirrored, the proposal would be more sympathetic to the garage / side extension on the attached neighbour at 23 Lawrence Avenue. As such, I find that the

proposed works would help to balance the pair of semis. In any case, Lawrence Avenue has a relatively mixed character of garages and side extensions. As such, I consider that proposed materials and roof form would be sympathetic to the existing dwelling and the street scene. The eaves and ridge would be sympathetic to the dwelling and would ensure a subordinate relationship. I conclude that the scale and design of the proposed development to be compliant with policy D1 and D2.

Impact on Neighbouring Properties:

- 4.3.5 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.

Impact on 23 Lawrence Avenue

- 4.3.6 The proposed extension would extend a similar depth to the existing conservatory / canopy. I do not consider that the proposed depth and height would be considered harmful and the hipped roof would detract from the bulk. I consider that there would not result in any loss of light or be considered overbearing.

Impact on 19 Lawrence Avenue

- 4.3.7 The proposed development would have a smaller depth than the existing side extension and would, in part, be set off the boundary. Given that this neighbour benefits from an extension on this boundary which provides screening, I do not consider the proposal to be harmful. The side windows proposed are at ground floor level and therefore would not provide overlooking of neighbouring amenity.
- 4.3.8 Due to the points raised above, the proposed development would not harm neighbouring amenity and therefore complies with Policy D3 of the Local Plan.
- 4.3.9 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.

Highways and Parking:

- 4.3.01 The proposed development would retain the existing garage / carport and driveway which has sufficient parking space for 2 cars. Therefore, there would be no car parking issues arising from 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.

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 North Herts Local Plan, which sets out that development proposal 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 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the NHLP 2011-2031 and Sections 2, 12 and 14 of the NPPF 2023.

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.

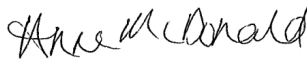
Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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.

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: 23 June 2025	