

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00502/FPH	Single storey rear extension following demolition of existing rear element	15 Common View Letchworth Garden City Hertfordshire SG6 1BZ

Submitted Plan Nos

Location Plan B1 E1 P1

1.0 Policies

D1	Sustainable design
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D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

2.0 **Site History**

2.1 None.

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 site an end of terrace dwellinghouse in a residential part of Letchworth Garden City.

4.2 **Proposal**

4.2.1 Planning permission is sought for a single storey rear extension

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 extension is designed with modest dimensions and flat roof, incorporating matching render 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 does not project any further than the neighbouring extension at No. 13 and span the full width of the house. In my opinion, the proposed extension is 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 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 and extend no further than the neighbours rear extension. It is my view therefore, that this development will not result in an adverse impact upon the character and appearance of the street scene.
- 4.3.5 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 Due to the modest scale and position, the development would not affect the neighbouring properties. Due to its single storey nature and modest depth, the extension would not be considered overbearing or result in any loss of privacy.
- 4.3.7 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.

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.

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 April 2025	