

DELEGATED FILE NOTE

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

APPLICATION
REFERENCE

BRIEF DESCRIPTION OF DEVELOPMENT

APPLICATION SITE

24/02909/FPH

Erection of detached outbuilding/home office.

77 Cowslip Hill

Letchworth Garden City

Hertfordshire

SG6 4EX

Submitted Plan Nos

105 Rev 7 A110 Rev 3

1.0 Policies

D1

Sustainable design

D2

House exts, replcmnt dwellings outbuild

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

Neighbour Consultation – One received:

- 2 Rowan Crescent – Concerns over:
 - o Overdominance from height and proximity to shared boundary.
 - o Spoiled views.
 - o Disproportionate scale.
 - o Unsympathetic materials.
 - o Disruption caused by construction.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached, two-storey dwelling on the corner plot between Cowslip Hill and Rowan Crescent, Letchworth Garden City. Gardens exist to the front and rear, along with a driveway and garage.

4.2 **Proposal**

- 4.2.1 Erection of detached outbuilding/home office.

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 outbuilding would have a width of 5.5m, have a depth of 2.9m and a pitched roof with a lower eave's height of 1.9m and a peak of 2.6m. The outbuilding would be set in by 1.0m from the boundary fronting the highway and by 0.6m from the western shared boundary. The external materials would be "Light Mist" Hardie Plank fibre cement weatherboarding and facing brick plinth for the walls, dark grey EPDM membrane for the roof, white uPVC for the fascia, painted wood to match the cladding for the doors, white uPVC for the windows and black uPVC for the rainwater goods.
- 4.3.4 In my view, the scale of the proposed extension 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.

- 4.3.5 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

- 4.3.6 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.
- 4.3.7 The outbuilding would be partially visible from the streetscene over the fence line. However, it would be set in 1.0m from the boundary and would cause no more harm than the existing outbuilding. Additionally, due to its size and positioning, there would not be unacceptable harm in terms of overdominance, shading or loss of privacy.
- 4.3.8 Regarding 2 Rowan Crescent, the western neighbour, and their concerns raised:
- Regarding overdominance from the height and proximity to shared boundary and disproportionate scale, the proposed outbuilding would be inset from the boundary by 0.6m and have a maximum height from the pitched roof of 2.6m. These measurements are considered to be proportionate and subservient to the dwelling. The proposed outbuilding would be visible over the fence line and, therefore, add built form close to shared boundary, which may cause an element of shading; however, this would be on the front garden and given the proposed dimensions, it is not considered that the proposal would cause unacceptable harm in terms of overdominance, shading or loss of privacy.
 - Regarding unsympathetic materials, the proposed outbuilding would only be partially visible over the fence line and given the somewhat varied streetscene, the proposed dark grey roof and light blue cladding are not considered to be harmful to the streetscene.
 - Regarding spoiled views and disruption caused by construction, these are not planning considerations.
- 4.3.9 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.10 The proposal does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.11 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:

- 4.3.12 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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 19 February 2025	