

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02926/FPH	Single storey rear extension following demolition of existing conservatory and partial demolition of existing outbuilding.	31 Pixmore Avenue Letchworth Garden City Hertfordshire SG6 1RJ

Submitted Plan Nos

P001 B P002 B P003 B P004 B P005 B

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
T1	Assessment of transport matters
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Site History**

2.1 96/00160/1HH - Single storey front porch extension – Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Heritage Foundation:**

2 February: *"I have been reviewing this applicant on behalf of the Heritage Foundation, and have been in contact with the applicant and their agent to discuss some concerns regarding the relationship of the proposed extension to that at the adjacent Property; 33*

Pixmore Avenue. The plans as submitted do not allow for an adequate maintenance gap between the two extensions. The applicant has therefore provided us with a revised proposal to address these concerns and we suggest that you contact them to discuss this point, if required."

14 February: *"I confirm that the Heritage Foundation are happy with these proposals (plan refs Amended 1565-G2). The only additional amendment we have requested is for the render on the rear facade to be a white roughcast render (and not smooth as detailed on plan Amended Plan 1565_G2_P005 Proposed Plans) to match the finish on the rest of the Property."*

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 31 comprises a semi-detached two storey dwelling off Pixmore Avenue, Letchworth Garden City.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the erection of a single storey rear extension following the demolition of an existing conservatory and following the partial demolition of an existing outbuilding.

- 4.2.2 Amended plans received following receipt of comments from Heritage Foundation.

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 of the development on the significance and setting of the conservation 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 and Impacts upon Conservation Area:

- 4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings 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 development would be confined to the rear of the property, with modest views being gained down the side driveway area from the public realm. The scale and height of the extension is considered to result in a suitably subservient addition to the dwelling that would not appear incongruous in the grain of development found locally. Built form would comprise a pitched roof and materials of construction are proposed to be render to all external walls with a tile roof. This is considered to be suitably sympathetic to the character and appearance of the host dwelling. It should be noted that the Letchworth Heritage Foundation have made representation, and do not object to the proposed development. Therefore, design and heritage impacts are not considered to be unacceptable. Amendments to the garage, to reduce its size following partial demolition are considered to be acceptable.
- 4.3.4 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.6 The application site is neighboured to the south by No. 33 Pixmore Avenue, and to the north by No. 10 Hillpath. The proposed development would be the same depth as an existing extension at No. 33, and would therefore not occasion significant dominance or overshadowing for occupiers of this dwelling. The partial demolition of the garage would reduce built bulk on the shared boundary with No. 10, and the modest depth of the extension adjacent to the boundary is considered to result in no unacceptable dominance for these occupiers. Some light loss would occur given the southern orientation of the extension in relationship to this neighbour, however, given the single storey height of the extension, together with the reduction in scale of the garage, I consider that the degree of light loss would not be objectionable. No neighbour objections were received.
- 4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location 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.

Biodiversity Net Gain:

- 4.3.10 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 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

4.5 **Alternative Options**

- 4.5.1 None applicable.

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. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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: 12 March 2025	