

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02216/FPH	Part two storey and part single storey rear extension and alterations to existing garage to facilitate garage conversion into habitable accommodation	21 Linnet Close Letchworth Garden City Hertfordshire SG6 4FA

Submitted Plan Nos

6847-D1 6847-D2 6847 - D3 (A) 6847 - D3 (B) 6847 - D4 6847 - D5 (A) 6847 - D5 (B) 6847 - D6

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 **Relevant Site History**

2.1 17/04200/LDCP - Single storey rear extension

Granted

3.0 **Representations**

3.1 **Site and Neighbour Consultation** – An objection has been received by no.20 Linnet Close, the neighbour directly east of no.21 Linnet Close. The objection is summarised as follows:

- Concerns that the proposed extension will reduce daylight received by their conservatory.
- Concerns over visual harm or a sense of over-dominance.
- Concerns over loss of property value.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The property is a semi-detached dwelling located on the southern side of Linnet Close, Letchworth Garden City. The property has a small front garden, driveway, garage and a medium, thin rear garden. There are a range of rear extensions along the road.

4.2 **Proposal**

4.2.1 Part two storey and part single storey rear extension and alterations to existing garage to facilitate garage conversion into habitable accommodation.

4.2.2 Materials are set to match existing.

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 and Appearance:

4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. 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 rear extension would measure approx. 3.0m in depth, approx. 6.4m in width (the width of the house), approx. 2.8m in height for the single storey part and approx. 6.0m in height for the two-storey part. The proposed alterations to the front garage will not change its size but will add two approx. 1.2m by 1.2m windows along the side elevation. In terms of layout, the eastern half of the proposed extension, with no adjoining neighbour is two-storeys in height and would be set in from the boundary, like the existing dwelling, by approx. 1.6m. The western half of the proposed extension, which will have built form along the shared boundary with the adjoining neighbour, will extend approx. 1.5m from the dwelling as two-storeys and then approx. 1.5m as a single storey. The scale of the proposed extension is considered to be proportionate and subservient to the existing dwelling and would be suitably sympathetic to the prevailing grain of development found locally.

4.4.4 The materials for the proposed walls, roof and windows will match the existing wall brickwork, roof tiling and uPVC windows of the existing dwelling with the exception of a roof light on the proposed roof of the single storey part. It is therefore considered that the proposed materials palette is suitably sympathetic to the existing dwelling and is, therefore acceptable. As the proposed extension is to the rear of the property and the southern boundary line is obscured by a row of trees, there will be no visual impact to the street scene.

4.3.5 The proposed development, in my view, is sympathetic to the existing dwelling and is to the rear so does not result in any visual harm to the street scene or impact its character and appearance. As such, the proposed development complies with Policy D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 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 An objection has been received by no.20 Linnet Close, the neighbour directly east of 21 Linnet Close. Regarding the concerns over a loss of daylight, while there will be a reduction in daylight received by the conservatory at no.20 Linnet Close, the proposed extension will not project significantly further than the conservatory and the proposed hipped roof will limit harm. No.21 is marginally further south than no.20, so the proposed rear extension will cause a reduction in evening daylight; however, as the extension is only proposed to extend approx. 3.0m beyond the existing dwelling and is set in from the boundary by approx. 1.6m and from the conservatory by approx. 4.1m, it is not considered that the harm caused will be objectionable. Regarding concerns over a sense of over dominance or loss of views, again, the proposed extension is set in from the boundary by approx. 1.6m and only extends from the existing dwelling by approx. 3.0m; as such, the proposed extension should not cause unacceptable harm in terms of over-dominance or visual harm. Regarding the concerns over the loss of property value, this is not a planning consideration.
- 4.3.8 Regarding no.22, the attached neighbour, the two-storey part of the proposed extension along the shared boundary line would comprise of a reduced depth of approx. 1.5m and would, therefore, reduce dominance, loss of daylight and mitigate outlook concerns for this neighbour at the first-floor level. At ground floor level, the proposed extension would be similar in depth to the existing rear element of no.22 and would, therefore, not significantly extend beyond the rear of this neighbour. As such, it is not considered that the proposal will result in unacceptable harm upon the no.22's living conditions, as there are no concerns of over dominance, loss of light or overlooking.
- 4.3.9 There would not be an unacceptable reduction in privacy as the outlook from the proposed rear extension would be similar to existing given that no side elevation windows are proposed and the proposed windows to the front garage are on the ground floor and to the front of the property; so, do not affect privacy or overlook another property.
- 4.3.10 It is considered that the design of the proposal is acceptable in planning terms, as the proposed rear extension would be sympathetic to the host dwelling in form, scale, and external materials. As the works are to the rear of the dwelling, the proposal would not result in any material impact upon the character and appearance of the street scene. As such, I am satisfied that there would be no loss to existing residential amenity as a result of the proposed development and that the proposed development complies with Policy D1, D2 and D3 of the NHLP.

Highways and Parking:

- 4.3.11 The development does not include an increase in the number of bedrooms; therefore, regarding policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.12 The proposed development is not large enough in scale to cause 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:

- 4.3.13 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 and of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF.

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.

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: 26 November 2024	