

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02790/FPH	Single storey rear extension.	5 Broadcroft Letchworth Garden City Hertfordshire SG6 3UA

Submitted Plan Nos

Location Plan P1 P2 P3

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 **Neighbour Consultation** – None received.

Letchworth Garden City Heritage Foundation – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached, two-storey dwelling on the south side of Broadcroft in a residential part of Letchworth Garden City. The site has a garage, driveway and rear garden.

4.2 **Proposal**

4.2.1 Single storey rear extension.

4.2.2 Materials set to match existing.

4.3 **Key Issues**

1.1.1 The key issues for consideration are as follows:

1.0 The acceptability of the design of the proposed development and its impact on the character and appearance of the area.

2.0 The impact of the proposed development on the living conditions of neighbouring properties.

3.0 Access and parking matters.

4.0 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.

- 1.1.1 The proposed single storey side/rear extension would have a depth of 5.5m, a width of 10.2m to match the width of the dwelling and a flat roof with a height of 3.1m. This would increase the height from the existing rear element by a maximum of 1.8m and add 1.8m of depth along the eastern shared boundary line. The proposal includes 1no. rooflight. The proposed external materials are buff brick for the walls, grey concrete tile for the roof and white uPVC for the windows, all to match existing.

- 4.3.4 In my view, the scale of the proposed extension, at a depth of 5.5m and a consistent height of 3.1m would not be a sympathetic addition to the dwelling and is be considered disproportionate. However, the materials are considered sympathetic to the dwelling.

Impact on Neighbours

- 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.
- 4.3.6 Regarding, no.4 Broadcroft, the east neighbour, the proposal would add 1.8m of additional depth along the shared boundary line and at a greater, consistent height than the built form of the existing rear element with a pitched roof. Therefore, while there would not be unacceptable harm in terms of privacy, some harm would arise in terms of shading and unacceptable harm would arise in terms of overdominance.
- 4.3.7 Regarding, no.6 Broadcroft, the west neighbour, this property is set further back than the application dwelling, so the proposed depth of the extension would not exceed the depth of no.6. Additionally, the proposed extension is set back from the boundary by 0.8m. Therefore, it is not considered that the proposed extension would result in unacceptable harm in terms of overdominance, shading or loss of privacy for this property.
- 4.3.8 This development is therefore not considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.9 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

- 4.3.10 The proposed development would be consistent with the environmental 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:

- 4.3.11 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 Refuse due to unacceptable harm on the neighbour.

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 **REFUSED** subject to the following reasons:

1. By virtue of having a depth of 5.5m combined with a flat roof height of 3.1m , the proposal is considered to be disproportionate in terms of scale and cause unacceptable harm to the neighbour in terms of over dominance. The proposal therefore fails to meet the requirements of Policies D1 and D3 of the North Herts Local Plan and paragraph 139 of Section 12 of the National Planning Policy Framework.

Proactive Statement:

0. Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted proactively through positive engagement with the applicant in an attempt to narrow down the reasons for refusal but fundamental objections could not be overcome. 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Date: 13 February 2025	
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