

Location: **131 Icknield Way
Letchworth Garden City
Hertfordshire
SG6 4AD**

Applicant: **Mrs Diane Joseph**

Proposal: **Single storey rear extension**

Ref. No: 22/00484/FPH

Officer: **Vicki Wood**

Date of expiry of statutory period : 14.04.2022

Reason for Referral to Committee (if applicable)

Submitted Plan Nos

LD503-E01 LD503-E02 LD503-E03 LD503-E04 LD503-P01A LD503-P02B
LD503-P03D LD503-P04A

1.0 **Policies**

2.0 **Site History**

None relevant.

3.0 **Representations**

3.1 **Neighbouring Notifications:**

None received to date.

3.2 **Parish Council / Statutory Consultees:**

LGCHF – Frist Stage Approval granted 4 February 2022.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The property is a detached bungalow on the south east side of Icknield Way in Letchworth.

4.2 **Proposal**

4.2.1 Single storey rear extension.

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 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:

- 4.3.2 The objectives of the NPPF include those seeking to secure high quality design and a good standard of amenity (Section 12 – Achieving well-designed places). In this regard, Policy 28 and 57 of the Current Local Plan and Policy D2 of the Emerging Local Plan is consistent with the NPPF.
- 4.3.3 The application seeks to construct a single storey rear extension to provide for additional living space and allow for an open plan kitchen, dining and lounge area.
- 4.3.4 The extension would have a depth of 4.7m which would be in line with the existing elevation to the south west and maintaining the existing 0.95m distance to the boundary with the neighbouring property 129 Icknield Way. The extension would have a width of 3.8m which would then step in by 1.0m to meet with the existing rear elevation wall. In terms of height, to eaves this would measure 2.2m and to ridge 4.7m. Openings would consist of a window and separate door with slot rooflight over leading into the garden with additional alterations including the formation of a window opening to the south west elevation towards 129 Icknield Way which would be to a bedroom and a further window opening to the north east elevation towards 133 Icknield Way which would be to the kitchen. These alterations would also see the existing rear lounge window replaced with French doors to the re-configured internal space, again leading into the garden.
- 4.3.5 The proposed design, seeks to reflect the existing build which in turn complements the dwelling. In view of this, I am satisfied that the proposed extension is sympathetic to the existing house in height, form, proportions, window details and materials.

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 28 of the Local Plan and D3 of the Emerging Local Plan.
- 4.3.7 Given the existing boundary fencing to a height of 1.8m to the south east boundary and the mixed fencing and mature hedge planting also to a height of 1.8m, as well as the orientation of the dwelling, I do not consider there to be any detrimental impact on the amenity or wellbeing of the occupant(s) of neighbouring properties as a result of the proposed development.

Highways and Parking:

- 4.3.8 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.

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.

Site Assessment:

- 4.3.10 The application has been assessed using photographs taken at the site visit alongside other available information taken from previous relevant planning history and Google Maps.

4.4 Conclusion

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of both the existing and emerging Local Plan policies and the National Planning Policy Framework.

4.5 Alternative Options

- 4.5.1 None applicable.

4.6 Pre-Commencement Conditions

- 4.6.1 None applicable.

5.0 Legal Implications

- 5.1 In making decisions on applications submitted under the Town and Country Planning legislation, the Council is required to have regard to the provisions of the development plan and to any other material considerations. The decision must be in accordance with the plan unless the material considerations indicate otherwise. Where the decision is to refuse or restrictive conditions are attached, the applicant has a right of appeal against the decision.

6.0 Recommendation

- 6.1 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.