

REPORT FOR INDEPENDENT INSPECTOR

Comments on the Applicant's Statement of Case

29 Howard Drive, Letchworth Garden City

1. INTRODUCTION

- 1.1 Consideration has been given to the Applicant's Statement of Case. Please see our responses where relevant below.

2. COMMENTS ON THE SUBMISSION

2.1 Overview

- It is contended that there are no exceptional circumstances for 29 Howard Drive due to its relationship with No.31
- The application needs to be considered within its context which is Howard Drive and the particular small housing group that it forms part of.
- The Statement of Case has considered the requirements of the applicant in terms of [REDACTED] and has shown that [REDACTED] can be provided for within a scheme that would comply with the Design Principles.
- The Design Principles cannot be met by the contrived design of the roof and side elevation which would cause harm to the character and appearance of this particular grouping of houses as well as the overall character of Howard Drive

2.2 Design Principles

- It is contended that No.29 Howard Drive retains its original appearance and as such cannot detract, disrupt or dilute the cluster of houses.
- The Heritage Foundation's Statement of Case considers the extension to No.31 which is less than 3555mm from its original gable end building line and does not accept that this extension creates an exception for a large and overbearing front extension to No.29.
- The extension to No.31 is proportionate to the dwelling house unlike the proposed extension which is overbearing with a contrived roofline and would cause damage to the bookend grouping of properties as well as to the host building.
- We contend that the proposed extension will not uphold the Design Principles as the area and volume of the proposed extension is not subservient to the host building, fails to relate to the neighbouring houses and their context and would unbalance the existing planned grouping of houses. These points are all expanded upon within the Heritage Foundation's Statement of Case.
- The Heritage Foundation have not received any comments from the neighbouring properties with respect to the application.

3 SUMMARY

- 3.1 The applicant's Statement of Case does not overcome the reasons for the refusal of the front extension to 29 Howard Drive. Overall, it is still our view that the application represents a clear breach of the Design Principles, which have been carefully formulated to avoid this type of alteration. The application fails to preserve the character and appearance of the existing property and the Modern Character Area.
- 3.2 It is therefore respectfully requested that this appeal is dismissed.