

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01562/FPH	Single storey side and rear extension, with louvred rear cantilevered canopy, following demolition of existing side extension. Alterations to existing fenestration.	44 Brandles Road Letchworth Garden City Hertfordshire SG6 2JB

Submitted Plan Nos

Location Plan 10-01 11-01D

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework (NPPF) (2024)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan (2011-2031)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

Policy T2 – Parking

1.3 **Supplementary Planning Design (SPD)**

NHC Sustainability (2024)

2.0 **Relevant Site History**

2.1 Planning permission was granted under 74/00423/1 for the erection of ground floor side extension and has been implemented.

3.0 **Representations**

3.1 **Site and Neighbour Consultation** – None received.

3.2 **LGCHF** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on the southern side of Brandles Road and comprises a two-storey detached residential dwelling with a single storey side extension on its northern flank elevation. The property benefits from a detached garage positioned to the southern side of the dwelling and set back from the footprint of the dwelling. Gardens exist to the front, side and rear of the property. The side and rear boundaries are enclosed by timber fencing with an approximate height of 1.8 metres, whilst the front boundary comprises of established soft landscaping.

4.1.2 The application site is within the settlement boundary for Letchworth where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 Single storey side and rear extension, with louvred rear cantilevered canopy, following demolition of existing side extension. Alterations to existing fenestration.

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 National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*”. Policies D1 and D2 of the Local Plan are consistent with these objectives and support the delivery of well-designed sustainable development.
- 4.3.3 Following demolition of the existing side extension and rear lean-to extension, the proposed development would comprise the construction of a new side and rear extension, incorporating a sun louvre canopy to the rear section.
- 4.3.4 The proposed rear extension would extend beyond the rear elevation of the dwelling by approximately 3.8 metres. It would feature a flat roof with parapet design with a total height of approximately 2.9 metres. Openings are proposed within the front, rear and side elevations, including a side-facing window towards the adjoining property at No.42 Brandles Road, together with a roof light.
- 4.3.5 The extensions would be constructed using materials that match, or closely complement those of the existing dwelling, ensuring a cohesive appearance and an appropriate visual relationship with the host property.
- 4.3.6 In addition, the proposal includes alterations to the existing fenestration of the dwelling. These changes relate to the design and opening mechanisms of the windows only and would not alter their colour, which would remain white.
- 4.3.7 Whilst the proposed extensions would extend above the height of the existing boundary fence, they would not be unduly prominent within the street scene and would not be visually detrimental to the character and appearance of the area. Furthermore, the scale, form and design of the extensions, together with the proposed alterations to the fenestration, would be sympathetic to the host dwelling and would maintain a cohesive appearance.
- 4.3.8 I am satisfied that the scale, form and proportions of the proposed development, along with its overall design are acceptable and in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Properties

- 4.3.9 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 Local Plan.
- 4.3.10 I am satisfied that the proposed extension, by virtue of its position on the property and its relationship to existing built form, would not impact existing residential amenity to any significant degree and would be in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking

- 4.3.11 The dwelling is served by sufficient off-street parking spaces which would remain unaffected by the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.12 The development is not subject to the statutory biodiversity gain condition because it falls within an exemption provided by Schedule 7A to the Town and Country Planning Act 1990 and/or the Biodiversity Gain Requirements (Exemptions) Regulations 2024 (as amended).

Environmental Implications

- 4.3.13 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.
- 4.3.14 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the Local Plan, which sets out that development proposals should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.15 Based on the details submitted, the proposed development, is unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 Conclusion

- 4.4.1 The proposed development is considered to represent an appropriate form of domestic extension that complies with adopted design policies and would not result in harm to visual amenity or neighbouring living conditions.
- 4.4.2 The proposal is acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the Local Plan 2011-2031 and Sections 2, 12 and 14 of the NPPF 2024.

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 hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 14 August 2026	