

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02490/FPH	Single storey front extension, first floor front extension over existing garage and single storey rear extension (as amended by plans received on 11th November 2025).	6 Broadcroft Letchworth Garden City Hertfordshire SG6 3UA

Submitted Plan Nos

RSD-25-09-PO2el RSD-25-09-PO3 RSD-25-09-PO1 RSD-25-09-PO4-B RSD-25-09-PO5-B

1.0 Policies

1.0 **Local and National Policy**

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

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 (NHLP)**

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

2.0 **Relevant Site History**

2.1 None.

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 site lies on the south side of Broadcroft, a residential housing estate centred around a circular cul-de-sac located off Aubreys. The property comprises of a detached, two- storey dwelling with attached flat roofed garage sited forward of the principal elevation of the dwelling. The rear elevation of the dwelling benefits from a small rear extension. The footprint of the dwelling means that it is set back from the neighbouring property to the east no. 5 Broadcroft and set forward of the neighbouring property to the west no. 7 Broadcroft. Gardens exist to the front and rear of the dwelling, the front being well set back from the highway.

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 front extension, first floor front extension over existing garage and single storey rear extension (as amended by plans received on 11th November 2025).

- 4.2.2 The application has been amended to take into account some design changes to the proposed development which comprises of setting the rear extension off the boundary with no.7 Broadcroft and an extension to the projection of the same extension by 0.7 metres.

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 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*”. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.

- 4.3.3 The development would see extensions to provide additional habitable accommodation. At first-floor level an extension would be constructed over the existing garage to the front elevation and would provide for a reconfiguration of the existing first-floor layout. The design of the extension to the front shows a pitched gable roof form with eaves height to match the existing, and ridge line set below the existing ridge line of the dwelling. Openings to the extension comprise of a window to the front elevation and two high level windows to the east side flank elevation, one to a bathroom as part of the proposed extension and one to the existing east side flank elevation to an office, the office being a former bedroom. At ground floor level, to the front elevation, a minor extension is proposed to the entrance area, along with a reconfiguration of the ground floor layout. The ground floor front extension would have a flat roof design to match the existing, with a rooflight above the entrance hallway. The reconfiguration of the property means that the number of bedrooms would increase from four to five, one being a guest bedroom at ground floor level. To the rear of the property, a single-storey extension is proposed, this would be set in from the west side flank elevation of the existing dwelling by 1.5 metres and would project 5.0 metres beyond the existing rear elevation. To the east side flank elevation of the existing dwelling the extension would project 3.3 metres beyond the existing rear elevation, this is due to the presence of the existing rear extension. The rear extension would have a flat roof design with two rooflights. Openings would comprise of a set of bi-folding doors opening up to the rear garden space. Materials would match those of the existing dwelling.

- 4.3.4 I am satisfied that the scale, size and design of the proposed extensions would be sympathetic to the existing dwelling, and given the presence of similar first floor extensions to properties in the locality, the development would not harm the visual

amenity of the area, and is in accordance with Policy D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 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 Local Plan.
- 4.3.6 I am satisfied that the amended design of the proposed rear extension to the dwelling maintains a reasonable separation distance with the neighbouring property no.7 Broadcroft to the west, and that the remainder of the works would not harm existing residential amenity to any significant degree and is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.7 The proposed development would result in the addition of one bedroom to the property, increasing the total number to five. The site benefits from sufficient off-street car parking able to accommodate at least two cars. The proposal would be in compliance with local planning policy.

Biodiversity Net Gain (BNG)

- 4.3.8 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental Implications

- 4.3.9 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.
- 4.3.10 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 Conclusion

- 4.4.1 The proposed development is considered 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 extensions 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.

4. The windows at first floor level on the east side flank elevation of the development hereby permitted shall be permanently glazed with obscure glass and non-opening below a finish floor level of 1.7 metres.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 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: 10 December 2025	