

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02439/FPH	Single storey rear extension, single storey side extension and erection of front porch following demolition of existing rear store. Provision of vehicular access to property via dropped kerb and vehicle crossover (as amended by plans received on 17/11/2025).	43 Kimberley Letchworth Garden City Hertfordshire SG6 4RB

Submitted Plan Nos

1110-PL09 C 1110-PL10 B 1110-PL01 B 1110-PL02 B 1110-PL03 B 1110-PL04A 110-PL05A 1 of 2
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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

Policy T2 - Parking

2.0 **Relevant Site History**

2.1 None.

3.0 **Representations**

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

3.2 **LGCHF** – None received.

3.3 **HCC Highway Authority** – No objection subject to conditions.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is located on the west side of Kimberley and comprises of a two-storey, end of terrace residential dwellinghouse with gardens to front, side and rear. Currently only on-street parking exists to the property.

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 rear extension, single storey side extension and erection of front porch following demolition of existing rear store. Provision of vehicular access to property via dropped kerb and vehicle crossover (as amended by plans received on 17/11/2025).
- 4.2.2 The application has been amended to address highway concerns and to amend the external finish to the side extension from render to brick to match the existing dwelling and reflect the finish of similar properties in Kimberley.

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 site benefits from a large side garden with a hedge separating the front and rear garden space. The proposed side extension would project from the side flank elevation of the existing dwelling by 5.3 metres and would be set back from the front elevation of the existing dwelling. The side extension would provide for a garage with office/gym. In terms of space standards, the garage would not be of a suitable size (3m x 3m) to accommodate a small car, though could be used for other motorised vehicles and associated storage. The proposed rear extension would project 3.5 metres from the existing rear elevation of the existing dwelling and would be set in from the attached neighbour to the south no.41 Kimberley. To the front elevation a porch is proposed to the existing main entrance doorway. In terms of roof form, the side extension would have a pitched roof and the rear a mono pitch with the same for front porch. Materials would be brickwork to the external finish and roof tiles to match the existing dwelling. Openings are considered appropriate and reflective for a development of this type.
- 4.3.4 In addition to the proposed extensions, the development includes the provision of a new vehicular access leading to an area of permeable hardstanding which would provide for vehicle parking. Areas either side of the proposed hardstanding would allow for a lawned surface, and a drainage channel would be installed along the frontage of the property where the hardstanding meets with the highway, this would take account of surface water run-off.
- 4.3.5 I am satisfied that the size, scale and design of the proposed extensions would be sympathetic to the existing dwelling and would not harm the visual amenity of the area and would be in accordance with Section 12 of the NPPF and Policies D1 and D2 of the Local Plan.

Impact on Neighbouring Properties:

- 4.3.7 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.
- 4.3.8 I am satisfied that the proposed extensions, by virtue of their position on site and relationship to existing built form, would not impact existing residential amenity to any significant degree and would be in accordance with Section 12 of the NPPF and Policy D3 of the Local Plan.

Highways and Parking:

- 4.3.9 The proposed development would provide for off-street car parking for two vehicles and would be in accordance with local planning policy.

Biodiversity Net Gain (BNG)

- 4.3.10 This development is not subject to the statutory Biodiversity Gain Plan condition because it is exempt under the statutory exemptions as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Environmental Implications

- 4.3.11 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.
- 4.3.12 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 Section 14 of the NPPF and Policy D1 of the Local Plan.

4.4 Conclusion

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2, D3 and T2 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. Before first use of the approved development, the access arrangement, including visibility splays, onto Kimberley shall be completed in accordance with the approved in principle plan 1110/PL/03 Rev B and constructed to the specification of the Highway Authority and to the Local Planning Authority's satisfaction.

Reason. To ensure that the access and proposed roadworks within the highway are constructed to an adequate standard.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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.

Informative/s:

1. 1. New or amended vehicle crossover access (section 184): Where works are required within the public highway to facilitate a new or amended vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration.

Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf. Further information is available via the County Council website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047.

2. Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence.

Further information is available via the County Council website at:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 10 December 2025	