

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02597/FPH	First floor side extension and first floor rear extension to include Juliet Balcony and glazed balustrade, and alterations to existing fenestration to include replacing front garage door with a window and removal of side window to facilitate conversion into habitable accommodation, following demolition of existing rear conservatory and single storey side extension.	8 Manor Way Letchworth Garden City Hertfordshire SG6 3NJ

Submitted Plan Nos

A010 Rev 4 A100 A105 Rev 1 A106 Rev 1 A108 Rev 1 1 of 2 A109 Rev 1 2 of 2

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
SECN12	Achieving well-designed places
T2	Parking

2.0 **Relevant Site History**

- 2.1 15/03094/1HH - Single storey side extension (as amended by drawing 002A received 11/01/2016).
- 2.2 13/00187/1HH - Single storey rear extension (as amended by plans 09A and 10A received 11/02/2013)
- 2.3 09/01529/1HH - Rear conservatory and part single storey and part two storey front, side and rear extensions incorporating single garage following demolition of existing garage, single storey side extension and front porch canopy. As amended by plan received 29 September 2009

3.0 **Representations**

3.1 **Neighbour Consultation** – 2 objections received.

- Heritage foundation application included a garage
- Overdevelopment
- Terracing impact
- Proximity to boundary
- Loss of light, privacy and overshadowing
- Loss of privacy from balcony

3.2 **LGCHF** – Application has been approved by the Heritage Foundation.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a detached two-storey dwelling on the north-east side of Manor Way within a residential part of Letchworth Garden City.

4.2 **Proposal**

4.2.1 First floor side extension and first floor rear extension to include Juliet Balcony and glazed balustrade, and alterations to existing fenestration to include replacing front garage door with a window and removal of side window to facilitate conversion into habitable accommodation, following demolition of existing rear conservatory and single storey side extension.

4.2.2 The proposed extension would be:

- First Floor Side – Approx. 4.1m deep, 2.88m wide with a gable roof (4.9m to eaves, 6.4m to ridge)
- First Floor Rear – Approx. 4.2m deep, 4.35m wide with a gable roof (4.9m to eaves, 6.45m to ridge).

4.2.3 Materials are:

Walls – Match existing (brick and white render)

Windows and Doors – Match existing (Anthracite UPVC)

Roof – Match existing (Interlocking tile).

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.

Principle

4.3.2 The proposal is an extension to an existing dwelling within the settlement boundary for Letchworth where development is generally acceptable subject to policy requirements.

Design and Appearance:

4.3.3 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 and beautiful 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 communities”. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.

- 4.3.4 The proposed first floor side extension has been designed with a scale and materials that are sympathetic to the host dwelling and the street scene with eaves and ridge to match the existing. The development would be set off the boundary with the detached neighbour and would maintain the existing skygap between the dwellings. The removal of the garage doors would result in some fenestration symmetry with the other front gable and would not affect the character of the dwelling or the street scene. The first-floor rear would be obscured from view from the public realm and would have a sympathetic scale and materials. It is therefore considered that there would be no impact to street scene.
- 4.3.5 As such, I consider that the design is acceptable and compliant with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

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 D3 of the NHLP.
- 4.3.7 The development is sited to the northern boundary of the site. The host dwelling is angled away from this neighbour therefore any impact would be limited to this pinch point between the dwellings. In my view, given the orientation of the dwellings, the proposed extension would be unlikely to give rise to any significant loss of light than is already given by the host dwelling. No side windows are proposed. The Juliet balcony would provide a similar outlook to the existing rear windows.

Impact upon Future Occupiers

- 4.3.8 The site features a large garden; the acceptable design and modest scale is appropriate for the local context and therefore would not cause any harm on the amenity of future occupiers.
- 4.3.9 The proposal therefore would not harm neighbouring amenity and therefore complies with Policy D3 of the Local Plan.

Highways and Parking:

- 4.3.10 The proposed development would lose the existing garage but would retain a driveway large enough to accommodate two vehicles. The proposed development therefore complies with T2 of the Local Plan.

Biodiversity Net Gain (BNG)

- 4.3.11 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:

- 4.3.13 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 North Herts Local Plan, which sets out that development proposal 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.
- 4.3.14 The proposed development, 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 and Policy D1.

Other Matters

- 4.3.15 With regards to the neighbour representations received, neighbouring amenity has been considered within this report. Whilst the Heritage Foundation scheme may have included a garage, it does not have any bearing on this current application. If the applicant wishes to implement a garage at a later date, it is their onerous to ensure permission has been obtained where necessary.

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 NHLP 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.

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	