

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00790/FPH	Single storey rear extension, replace existing roof tiles, insertion of rooflights to existing rear roofslope, installation of solar panels and alterations to fenestration. Erection of detached rear garden room and timber pergola following demolition of existing shed and canopy. Installation of air source heat pump and garden gates. Soft and hard landscaping. (Amended plans received 22/07/2026).	3 Broadcroft Letchworth Garden City Hertfordshire SG6 3UA

Submitted Plan Nos

270-001 270-002 270-003 270-004 270-005 270-010 270-011 270-012 270-013 270-014 270-015 1 of 2 270-016 1 of 2 270-017 2 of 2 270-018 2 of 2 270-019 270-020 270-021

1.0 **Policies**

- | | |
|----|---|
| D1 | Sustainable design |
| D2 | House exts, replcmnt dwellings outbuild |
| D3 | Protecting living conditions |
| T2 | Parking |

2.0 **Recent Site History**

- 00/00521/1HH - Two storey rear extension. CP 03/04/2000.
- 88/01866/1 - Single storey front extension and front entrance porch. CP 02/11/1988.
- 81/01366/1 - Erection of two storey side and rear extensions. CP 10/09/1981.

3.0 **Representations**

- 3.1 Neighbour notification was undertaken. One objection has been received raising the following points:

"1. 1st floor existing bathroom window at rear. Currently the glass is obscured. The plans propose changing the glass to clear glass which we oppose as this will provide direct viewing in to our living room, negatively impacting our privacy. We request that the glass remains obscured.

2. Plans for a new Outbuilding / Garden room in the back garden of 3 Broadcroft show the new structure to be very close to our boundary at 8 Dagnalls and with a chimney directly behind our fence / garden. We oppose the building height being any higher than the existing boundary solid fence and object to the proposed chimney location being so close to our garden and property. Our garden at 8 Dagnalls is approximately 3 feet

higher than 3 Broadcroft and any smoke from a chimney above the fence and adjacent to the fence would not be acceptable. Also, our current view of Hitchin and the countryside beyond would be completely ruined by any structure above current solid fence height, so would need to be below.”

3.2 **Consultees**

- NHDC Environmental Health officer (air quality):
 - raised a query regarding the proposed chimney in the garden room. The chimney has been subsequently removed from the proposal.
 - Requested additional information regarding the ASHP.
- Letchworth Garden City Heritage Foundation – no comment received at the time of writing this report.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No 3 is a detached, two storey dwelling located on the east side of the cul de sac Broadcroft. The property has been previously extended and has a modest sized rear garden and additional garden space to the side of the property. The rear garden slopes upwards towards the rear. The rear gardens of the neighbouring properties on Dagnalls that back onto the application site sit at a higher level than the rear garden of the application property.
- 4.1.2 Due to the curve of Broadcroft, the rear garden of no 44 Aubreys forms the southern side boundary of no 3 in part. The remainder of the side boundary on the south side is formed by a public alley way connecting Broadcroft with Aubreys. The north facing side boundary is formed by no 2 Broadcroft.
- 4.1.3 There is some variety in the wider streetscene in terms of design and materials but overall there is cohesion in terms of appearance and palette of materials.

4.2 **Proposal**

4.2.1 Consent is sought for:

“Single storey rear extension, replace existing roof tiles, insertion of rooflights to existing rear roofslope, installation of solar panels and alterations to fenestration. Erection of detached rear garden room and timber pergola following demolition of existing shed and canopy. Installation of air source heat pump and garden gates. Soft and hard landscaping. (Amended plans received 22/07/2026)”

4.2.2 Proposed materials include:

- Walls – yellow bricks to match existing and wood cladding;

- Roof - brown-grey roof tiles to match existing;
- Windows - aluminium white / aluminium dark-grey;
- Doors - timber garage door to match cladding / new hardwood front door.

4.3 **Key Issues**

4.3.1 The key material considerations when assessing the planning merits of the proposal are:

- design and appearance.
- potential impact on neighbour amenity.
- Access, highways and parking.

Design and Appearance

- 4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development.
- 4.3.3 Policy D2 of the Local Plan requires extensions to houses to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework (NPPF).
- 4.3.4 The proposed works will alter the overall appearance of the property – particularly at the rear.
- 4.3.5 The property is visible in the streetscene but is well screened by hedging and vegetation. The proposed alterations to the garage door with cladding and new door to match will alter the appearance of the dwelling in the streetscene. Whilst there are no examples of cladding in immediate streetscene, the use at the dwelling is modest and acceptable. The alterations to openings on the front elevation including replacement windows with white aluminium will not cause harm to the streetscene and is acceptable. The solar panels on the front facing roof slopes will be visible from the streetscene but are unobjectionable. Replacement roof tile to match existing is acceptable.
- 4.3.6 Alterations to openings on the side and rear elevations include mostly dark grey aluminium framed glazing. Whilst this is not in keeping with the streetscene, it will not be visible from the street and is unobjectionable.
- 4.3.7 A modest single storey flat roof rear extension is proposed. This relates adequately to the overall scale of the dwelling and is acceptable. Adequate space remains around the property. Proposed materials of cladding with dark grey aluminium capping is unobjectionable.
- 4.3.8 New roof lights to rear roofslope and additional solar panels are unobjectionable. New timber side gates, hard landscaping and pergola relate well to the host dwelling and are acceptable.

- 4.3.9 A brick built, flat roofed garden room is proposed in the rear garden, connected to the host dwelling with a pergola. Following discussions with the applicant, the proposed chimney was removed from the proposal and revised plans submitted on 22/07/2026.
- 4.3.10 The garden room relates adequately to the host dwelling and adequate space remains in the rear and side garden. The garden room will be built with brick to match the dwelling with a flat wildflower roof. The garden room is unobjectionable. The proposed pergola around the southern part of the dwelling and new and replacement patio areas are unobjectionable. The siting of the air source heat pump is acceptable in design terms.
- 4.3.11 The design and appearance of the proposed works are acceptable and considered to comply with Local Plan policies D1 and D2 and the requirements of the NPPF.

Impact on Neighbour Amenity

- 4.3.12 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the NPPF.

Potential Harm caused to no 2 Broadcroft

- 4.3.13 The alterations to the openings, replacement roof tiles, rooflights, solar panels and landscaping will not cause unacceptable harm to the amenity of no 2.
- 4.3.14 The rear single storey extension is modest in depth and set off the shared boundary – no harm caused.
- 4.3.15 The rear garden room and pergola is set away from the boundary with no 2 – no harm caused.
- 4.3.16 The proposed ASHP will be sited close to the boundary. It is reasonable and necessary to attach a condition requiring further details of the ASHP to be submitted to ensure the noise will fall within acceptable levels and no harm will be caused.

Potential harm caused to 44 Aubreys

- 4.3.17 The alterations to the openings, replacement roof tiles, rooflights, solar panels and landscaping will not cause unacceptable harm to the amenity of no 44. The alteration to the first floor side facing window serving the bathroom facing towards no 44 will not materially change the existing situation. It is reasonable and necessary to attach a condition controlling the opening and glazing of the window.
- 4.3.18 The rear extension and ASHP will be sited away from no 44's boundary – no harm will arise.
- 4.3.19 The proposed garden room will replace an existing structure and will be dug into the raised ground at this location to sit at a similar level as the dwelling. The garden building is modest in size and will be largely screened by the existing mature hedge along the boundary. Glimpses of

the top of the garden room may be visible from the rear garden on no 44. The proposed wildflower roof will help to reduce any visible impact. Due to the orientation of the properties, no unacceptable overshadowing will occur. The proposed pergola will not cause unacceptable harm.

Potential harm caused to Nos 8 and 9 Dagnalls

- 4.3.20 The alterations to the openings, replacement roof tiles, rooflights, solar panels and landscaping will not cause unacceptable harm to the amenity of nos 8 and 9 Dagnalls.
- 4.3.21 The rear extension and ASHP will be sited away from the rear boundary – no harm will arise.
- 4.3.22 The proposed garden room will replace an existing structure and will be dug into the raised ground at this location to sit at a similar level as the dwelling. The rear gardens at nos 8 and 9 sit at a higher level than the application site. Glimpses of the top of the garden room may be visible from the rear garden of no 8. The proposed wildflower roof will help to reduce any visible impact. The proposed chimney has now been removed, addressing the concerns about smoke and chimney submitted by no 8. Due to the orientation of the properties, no unacceptable overshadowing will occur.
- 4.3.23 Overall, no unacceptable harm to neighbouring amenity will arise. The proposal therefore complies with Local Plan policy D3 and the requirements of the NPPF.

Access, highways and parking.

- 4.3.24 There is adequate space to park on the driveway and on street parking. No change to access. Acceptable.

4.4 Conclusion

- 4.4.1 The proposed works are acceptable and considered to comply with Local Plan policies D1, D2, D3 and T2 and the requirements of the NPPF.

4.5 Alternative Options

- 4.5.1 None applicable

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 side facing window at first floor serving the bathroom on the south elevation facing towards no 44 Aubreys of the development hereby permitted shall be permanently glazed with obscure glass and non opening below 1.7m above finished floor level.

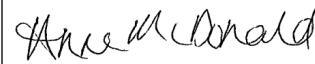
Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

4. Prior to the installation of the Air Source Heat Pump, details of the Air Source Heat Pump shall be submitted to the LPA and approved in writing.

Reason: To ensure that there are no adverse impacts on the design of the dwelling hereby approved or adverse harm on the amenities of the neighbouring occupiers. Local Plan Policies D1 and D3.

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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 30 July 2026	