

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00246/FPH	Single storey side and rear extension. (Revised plan received 01/04/2026).	57 Gernon Road Letchworth Garden City Hertfordshire SG6 3HS

Submitted Plan Nos

2022/30/02 BA_CC_2025 01-BA_CC_2025 02_BA_CC_2025 2022_30_03

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

2.0 **Relevant Site History**

2.1 22/03169/FPH - Single storey side and rear extension following demolition of existing detached garage (as amended by plan received on 17th April 2023). Conditional permission.

3.0 **Representations**

3.1 Site and press notices were posted, consultation and neighbour notifications were undertaken.

3.2 Consultees - Letchworth Garden City Heritage Foundation. Made the following comment:

*“We have reviewed the proposed plans and have the following comments:
o We feel that the whole extension should be reduced to 2950mm not just on the east side.”*

3.3 One objection received from no 59 Gernon Road raising the following concerns:

- The application is for the removal of the parapet and coping stones – this minor adjustment is not acceptable as the subsequent varying roof lines will be even more unsightly.
- Seek reduction in height round the whole structure.
- Concerns that the original planning conditions have not been adhered to as regards the height and visual impact.
- Refer to the refused application of Sept 16th 2025 which states that the extension, as proposed, would have an unacceptable and overbearing impact on no 59 Gernon Road. The minor change proposed do not address this.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 57 Gernon Road is a semi-detached dwelling, located on the southern side of Gernon Road and is within the Letchworth Conservation Area.

4.2 **Proposal**

- 4.2.1 Consent is sought for:

“Single storey side and rear extension. (Revised plan received 01/04/2026).”

- 4.2.2 Materials – to match existing.

4.3 **Key Issues**

- 4.3.1 Conditional consent was given under 22/03169/FPH for a single storey side and rear extension following demolition of existing detached garage (as amended by plan received on 17th April 2023). The approved works have been partially built on site but do not comply with the approved consent. The current application seeks to modify the existing development and site and regularise the situation.
- 4.3.2 The principle of the development (single storey side and rear extension) has therefore already been approved under consent 22/03169/FPH. The key issue, therefore, is whether the development as proposed/modifications are acceptable.
- 4.3.3 The main issue relates to the height of the extension. Due to alterations in the ground levels at the site as a result of the building works, measuring the height of the extension above ground level to determine whether it complies with the approved plans of 22/03169/FPH is inconclusive. Measurements have therefore been taken from the top of the extension to the bottom of the main roof eaves. These measurements confirm that the development as built approximately 0.3m in excess of the approved height.
- 4.3.4 This application proposes modifications to the partially built extension to regularise the situation and overcome concerns raised regarding impact on neighbouring amenity.
- 4.3.5 As the extension is only partially complete, the application is submitted and assessed as a new proposal. Reference is made to amendments to what is built on site. In the event of an approval, the adjustments to what has been built on site would need to be made within the required timeframe in order to comply with the approved plans.
- 4.3.6 As the principle of the proposed development has been previously approved under 22/03169/FPH, the key matter for consideration is whether the submitted plans and variation to the approved scheme are acceptable.
- 4.3.7 Differences between the submitted application and approved application plans under 22/03169/FPH are:

- Height - the current extension has been built approximately 0.3m higher than the 2022 consent. The height of the extension will be cut away and reduced by 0.25m along the boundary with no 59 and part way across the rear.
- Amended siting - the extension has been stepped in off the boundary with no 59 slightly but is marginally deeper and wraps partially round the rear of the property.
- Alterations to openings – at ground floor including bifolds to rear.
- Decking area to rear.

4.3.8 These are considered below in terms of design and impact on Conservation Area and potential harm to neighbouring amenity.

Height

4.3.9 The current extension has been built approximately 0.3m higher than the 2022 consent. The height of the extension will be cut away and reduced by 0.25m along the boundary with no 59 and part way across the rear. The remainder of the extension will remain approximately 0.3m higher than was approved under the 2022 consent, including on the front elevation.

4.3.10 In terms of design and impact on the Conservation Area, the increase in height relates adequately to the host dwelling and will not be particularly visible from the streetscene. The majority of the additional height will be sited to the rear of the property. The increase in height of the front of the side extension will be set back from the front elevation of the property and the street. The proposed materials to match existing are acceptable. No unacceptable harm will be caused to the character and appearance of the Conservation Area.

4.3.11 It is noted that the cut away element and varying rooflines will appear to disrupt the continuity of the roofline. Comments raised by Letchworth Garden City Heritage Foundation and no 59 about reducing all the height of the extension have been noted. In terms of design and impact on the Conservation Area, the additional height is not considered to be sufficiently harmful to require a reduction in all of the extension. The cut away is to reduce the impact on neighbouring amenity adjacent to no 59 and will not be particularly visible from the streetscene. The remaining increase in height is unobjectionable in terms of planning policies D1, D2 and HE1.

4.3.12 The increased height of 0.3m of the current proposal compared to the approved 2022 consent could give rise to some harm to neighbouring amenity at no 59. The removal of up to 0.25m of the height along the side elevation facing towards no 59 and part way across the rear (by removing coping stones and parapet wall to roofline) provides sufficient mitigation.

4.3.13 Whilst the reduction in height would not bring the extension entirely in line with the 2022 consent, the outstanding increase in height of 5cm is considered to be acceptable.

Amended siting

4.3.14 The extension has been stepped in off the boundary with no 59 slightly but is marginally deeper and wraps partially round the rear of the property. These adjustments are modest and acceptable in design terms.

4.3.15 The stepping in of the property away from the boundary with no 59 will not cause any unacceptable harm to amenity. The increase in depth is minor and no harm will be caused to neighbouring amenity as a result.

Alterations to openings

4.3.16 Garage door to window at front – no harm to Conservation Area, design or neighbour impact. Acceptable.

4.3.17 Bifolds to rear - no harm to Conservation Area, design or neighbour impact. Acceptable.

Decking area to rear

4.3.18 A raised decking area to the rear is shown on the submitted plans. This area was measured during the site visit and the height is under 0.3m. Acceptable.

Response to objections

4.3.19 Response to objections:

- ☐ *Whole extension should be reduced in height/varying roof lines more unsightly – considered to be addressed in report above.*
- ☐ *Concerns that the original planning conditions have not been adhered to as regards the height and visual impact – this application seeks to regularise the situation.*
- ☐ *Reference to the refused application of Sept 16th 2025 and unacceptable and overbearing impact on no 59 Gernon Road – the principle of the proposal has been established under consent 22/03169/FPH. The current proposal seeks to regularise the situation as reduce the height on the boundary side of no 59 as close to the approved height as possible. The merits of this are addressed in the report above.*

4.4 Conclusion

4.4.1 Consent was issued under 22/03169/FPH for “Single storey side and rear extension following demolition of existing detached garage (as amended by plan received on 17th April 2023).” The principle of a side and rear extension have therefore been established. Construction has proceeded on site and is partially complete with some variations to the approved consent – mostly notable the height of the extension.

4.4.2 The proposed cut away to reduce the height adjacent to no 59 and other minor alterations are unobjectionable.

4.5 **Alternative Options**

4.5.1 None applicable.

4.6 **Pre-Commencement Conditions**

4.6.1 Not applicable.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The works to reduce the height of the side and rear extension adjacent to no 59 hereby approved and partially built on site shall be completed within 4 months of the date of this consent.

Reason: To reduce the potential harm to amenity of neighbouring occupiers and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

2. The raised decking area shown on the approved plans shall be no higher than 0.3m above the existing ground level as seen on site on 30/02/2026.

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. 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: 21 April 2026	