

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/02003/FPH	Single storey rear and side extensions to link existing detached garage to dwelling. Alterations to existing roof to include a gable end added in lieu of the hip end roof, insertion of rear box dormer, second floor side window and front rooflights to facilitate loft conversion into habitable accommodation. Rear hard landscaping works.	41 Bowershott Letchworth Garden City Hertfordshire SG6 2ET

Submitted Plan Nos

09/AG/26 04/AG/26 08/AG/26 01/AG/26 02/AG/26 03/AG/26 05/AG/26 06/AG/26 07/AG/26
10/AG/26

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SECN5	Meeting the challenge of Climate Change
SECN14	Achieving well-designed places

2.0 **Relevant Site History**

2.1 **04/01464/1HH** – Replacement Detached Garage.

Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation** – 2no. received in objection: 39 and 43 Bowershott. Comments summarised below:

- Hip to gable extension would disrupt street character;
- Roof extension would result in loss of light to the garden of no.39;
- Proposed development would not be sympathetic to existing design;
- Proximity of extension to neighbouring boundaries would give rise to loss of light and overbearing.

3.2 **Letchworth Heritage Foundation** – No comments received.

4.0 **Planning Considerations**

4.1 Site and Surroundings

- 4.1.1 The application site accommodates a semi-detached, two-storey dwelling with a hipped roof on Bowershott, Letchworth Garden City. The site benefits from a rear garden and front parking area. Symmetrical semi-detached properties with hipped roofs are characteristic of the west side of Bowershott.

4.2 Proposal

- 4.2.1 Single storey rear and side extensions to link existing detached garage to dwelling. Alterations to existing roof to include a gable end added in lieu of the hip end roof, insertion of rear box dormer, second floor side window and front rooflights to facilitate loft conversion into habitable accommodation. Rear hard landscaping works.

4.3 Key Issues

- 4.3.1 The key issues for consideration are as follows:

- Design and appearance;
- Impact on neighbouring properties;
- Highways and parking matters;
- Environmental Impacts;
- Biodiversity Net Gain (BNG).

Design and Appearance:

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses and outbuildings to incorporate a 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 14 of the National Planning Policy Framework.

- 4.3.3 Both neighbour objections raised concerns that the proposed side/rear extension, roof and dormer extensions would not be sympathetic to the character of the host dwelling and street scene. The following sub-sections address these points in turn.

Side/Rear Extension

- 4.3.4 The proposal seeks to construct a single storey flat roof extension along the side (south) elevation of the dwelling. The extension would be set back from the principal elevation and would adjoin the existing single storey detached garage, which is positioned along the

southern boundary. The extension would also wrap around the entirety of the rear elevation to create an 'T' shaped projection to the side/rear.

- 4.3.5 The combined extension and garage would result in a flat roof side element measuring approximately 16.9m in depth and 3m in height, positioned directly along the south boundary. The flat roof addition to the rear elevation would span the entire elevation, measuring 4.7m in depth and 3m in height.
- 4.3.6 The cumulative scale of the proposed extensions, combined with the existing garage structure, would not respect the proportions of the host dwelling. The depth of the rear element, and the combined depth of side/garage element, would be incongruous with the form of the semi-detached host dwelling. The proposed side/rear extension is therefore contrary to the requirements of Policy D2 of the NHLP.

Roof Extension and Dormer

- 4.3.7 The scheme also proposes a hip to gable extension to facilitate a rear box dormer. The design character along the west side of Bowershott of semi-detached dwellings with hipped roofs is consistent. The provision of a hip-to-gable extension would disrupt the established character of the street scene. In this context, the hip-to-gable extension is therefore contrary to Policy D1 of the NHLP.
- 4.3.8 The proposed box dormer extension would span the altered roof form, measuring approximately 6m in width and 3.9m in depth. The bulk of the proposed dormer would appear over dominant for the roof space and therefore would not be subservient to the host dwelling.
- 4.3.9 The proposal includes 2no. front rooflights and 1no. upper-floor side elevation window. By virtue of requiring the roof extension, the upper-floor window and left most rooflight would not be acceptable. The right most rooflight likely benefits from a permitted development fallback position.
- 4.3.10 In my view, the proposal is therefore contrary to Policies D1 and D2 of the NHLP and Section 14 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.11 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.
- 4.3.12 Regarding neighbour amenity, given the existing built form and existing relationship between the dwellings, the proposed side extension, sitting parallel with the carport of no.43 Bowershott, and the proposed rear dormer window, given the modest fenestration and existing rear fenestration, are unlikely to cause unacceptable harm in terms of over-dominance, loss of privacy or shading.
- 4.3.13 The proposed rear extension, by virtue of its scale, and siting along the common boundary, combined with a lack of mitigating features, such as existing built form to the adjoining

neighbour, would likely cause unacceptable harm in terms of over-dominance upon outlook from the rear patio area of the adjoining dwelling (No. 39 Bowershott).

- 4.3.14 This development is therefore contrary to Policy D3 of the NHLP and the provisions of the NPPF.

Highways and Parking:

- 4.3.15 The proposal would reduce on-site parking to 1no. parking space, so would be contrary to Policy T2 of the NHLP. However, given the presence of on-street parking and the sustainable location, this would not be a strong enough reason for refusal.

Environmental Implications:

- 4.3.16 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 5 of the NPPF.

Biodiversity Net Gain (BNG):

- 4.3.14 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **REFUSED**.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

5.0 **Recommendation**

5.1 That planning permission be **REFUSED**, for the following reasons:

1. The proposed single storey side/rear extension and proposed roof extensions, by reason of their scale and design would result in an unsympathetic bulky addition to the existing dwelling, resulting in a detrimental impact upon the character and appearance of the property and a failure to retain the character and wider context of the locality. The proposed development would fail to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011-2031 and the aims of Policy DP3 of the National Planning Policy Framework 2026.
2. The proposed rear extension, by reason of its design and depth extending past the existing rear elevation would result in an unacceptable overbearing impact upon the occupiers of the adjoining neighbouring property (No. 39). The proposed development would fail to comply with Policy D3 of the North Hertfordshire Local Plan 2011-2031 and the core principles set out in Policy P3 of the National Planning Policy Framework 2026.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied 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: 1 October 2026	