

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

26/02031/FPH

Single storey rear extension.

4 The Meads

Letchworth Garden City

Hertfordshire

SG6 3SE

Submitted Plan Nos

A010 A101 A100 A105 Rev 1 A106 Rev 1

1.0 Policies

SECN5

Meeting the challenge of Climate Change

SECN14

Achieving well-designed places

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

2.0 **Site History**

2.1 No relevant site history.

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

3.2 **Letchworth Garden City Heritage Foundation** – No comment received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site accommodates a detached bungalow along The Meads, Letchworth Garden City. The site is within the Letchworth Garden City settlement boundary.

4.2 **Proposal**

4.2.1 Single storey rear extension.

4.3 **Key Issues**

4.3.1 **Principle:** the site is within the Letchworth Garden City settlement boundary, where development is acceptable in principle.

4.3.2 **Design and impact on local character:** The rear extension would mirror the dual-gable design of the front elevation, facilitated by a crown roof. The extension would be of an appropriate scale for the site context and would not exceed the width of the main dwelling. The extension would be finished in facing brick and concrete roof tiles to

match existing. The introduction of aluminium bi-fold doors to the rear would not impact the street scene. The proposal therefore accords with Policies D1 and D2 of the NHLP and Chapter 14 of the NPPF.

4.3.3 **Impact on neighbours:** The extension would match the depth of no.6 The Meads to the south-east, and would leave a separation distance from the boundary shared with no.2 The Meads to the north-west, to mitigate overbearing and overshadowing impacts. The single-storey height of the extension and the close board fencing treatments would limit outlook from the extension to neighbouring properties. Therefore, the proposal would not give rise to neighbour amenity impacts and accords with Policy D3 of the NHLP.

4.3.4 **Parking:** The proposal would not increase the number of bedrooms and would not impact the existing parking provision on site. The proposal therefore accords with Policy T2 of the NHLP.

4.3.5 **BNG:** 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.

4.3.6 **Climate change:** The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore complies with Policy D1 of the NHLP and Chapter 5 of the NPPF.

4.4 **Conclusion**

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

4.5 **Alternative Options**

4.5.1 None applicable

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  Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 1 October 2026	