

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00691/FPH	Single storey rear infill extension following demolition of existing rear element. Alterations to existing side covered area to provide garage and alterations to existing garage to facilitate garage conversion. Installation of EV charger to side elevation. Alterations to fenestration and installation of solar panels to rear and side roofslopes. Erection of detached garden office outbuilding (Amended plans received 09/04/26).	64 Waysbrook Letchworth Garden City Hertfordshire SG6 2DW

Submitted Plan Nos

0756-01 Rev B 0756-03 0756-02 0756-04

1.0 Policies

SECN12	Achieving well-designed places
SECN14	Meeting climate change, coastal, flooding
SP9	Design and Sustainability
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

2.0 Relevant Site History

2.1 **78/01533/1:** Erection of two single storey extensions. **Conditional Permission.**

3.0 Representations

3.1 **Neighbour Consultation** – 1no. objection received. Including: No. 8 Waysbrook.
Comments summarised below:

- ☐ Proposed outbuilding could have an adverse impact upon the amenity of no.8 Waysbrook.

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a detached, two-storey dwelling situated on Waysbrook, Letchworth Garden City. The site benefits from a long rear garden, which is enclosed by close boarded timber fencing and mature vegetation. A public path borders the site to the immediate north, and neighbouring dwelling, no.66 Waysbrook, to the south.
- 4.1.2 The site is within the Letchworth settlement boundary, where development is supported in principle.

4.2 **Proposal**

- 4.2.1 Single storey rear infill extension following demolition of existing rear element. Alterations to existing side covered area to provide garage and alterations to existing garage to facilitate garage conversion. Alterations to fenestration and installation of solar panels to rear and side roofslopes. Erection of detached garden office outbuilding.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- Design and impact on local character;
- Impact on neighbour amenity;
- Highways and parking matters;
- Impact on the environment;
- Biodiversity Net Gain (BNG).

Design and Impact on Local Character

- 4.3.2 Policies D1 and D2 of the North Hertfordshire Local Plan (NHLP) require that development proposals respond positively to the site's local context. Policy D2 specifies that extensions to houses should be sympathetic to the main dwelling in terms of scale, form and orientation. These policies are broadly consistent with paragraph 135 of the NPPF.
- 4.3.3 The proposed rear infill extension would be sited in between the existing rear projections and would be set back from the rear building line. The extension would span the existing gap, with a flat roof measuring 3m to the eaves. The extension would be finished with brick to match existing and would feature bifold doors and a window to the rear elevation. The extension would therefore be sympathetic to existing character and would not have an impact on the wider character of the locality.
- 4.3.4 The garage conversion, and conversion of the front garage porch to an enclosed garage, would not alter the existing built form in scale. The porch conversion will be facilitated by brick infills, to match existing, and garage doors to the east elevation facing the street. The proposed developments would therefore have a minimal impact on existing character and are therefore acceptable in design terms.
- 4.3.5 The proposed EV Charger would be sited on the front-side elevation of the dwelling and would meet 'permitted development' standards in specification in scale. The EV charger therefore has an acceptable impact on existing character.
- 4.3.6 The installation of solar PV panels to the rear west and south roof slopes would not project beyond the slopes by more than 0.2m, and would be obscured from street view by the bulk of the main dwelling. Therefore, the proposed PV panels would not have an unacceptable impact on the character of the locality.
- 4.3.7 The proposed detached outbuilding would be sited to the rear of the garden and distanced from the south boundary fence by 1m. The outbuilding would be small in overall scale, with a width of 3m and a depth of 2m. The roof would be mono-pitched, measuring a minimum of 2.6m, and a maximum of 2.7m, in height. The outbuilding would be finished with timber cladding. Due to the small scale of the building and its siting to the rear of the garden, the proposed design and materials are considered to be acceptable.
- 4.3.8 The proposal is considered to accord with Policies D1 and D2 of the Local Plan, as well as paragraph 135 of Section 12 of the National Planning Policy Framework.

Impact on Neighbours

- 4.3.9 Policy D3 of the Local Plan permits development that does not result in acceptable harm to the amenity of neighbouring occupiers and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.
- 4.3.10 The rear extension would be infill and set back from the rear building line, meaning that it will be largely obscured by the existing built form to the north and south. Therefore, the rear extension would not give rise to any overlooking, overshadowing or overbearing impacts.
- 4.3.11 The garage conversion would not alter the existing built form along the south boundary, and therefore would not cause any unacceptable overbearing or overshadowing impacts to neighbouring property, no.66 Waysbrook. All proposed windows and doors would face into the rear garden at ground floor level to avoid overlooking of neighbouring properties. The conversion of the front canopy to enclosed garage would not cause unacceptable overshadowing or overbearing impacts as the increase in bulk would be minor, and the structure would sit parallel with the front parking area of no.66 Waysbrook.
- 4.3.12 The neighbour objection received suggests that the proposed outbuilding would have an adverse impact upon the amenity of no.8 Waysbrook (situated to the west). The proposed outbuilding would be acceptable in scale and positioned along the southern boundary. Thus, the proposed outbuilding would not cause any adverse impacts upon the amenity of neighbouring dwellings to the south or west.
- 4.3.13 Overall, the proposal would not have an unacceptable impact on existing residential amenity and therefore accords with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking

- 4.3.14 The current front canopy to the garage is not large enough to accommodate a vehicle. Therefore, the conversion of the canopy to garage would not impact existing parking arrangements on site. Notwithstanding this, the site is within a sustainable location. The proposal therefore accords with Policy T2 of the NHLP.

Environmental Implications

- 4.3.15 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design'; which the proposal is commensurate with. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF. There are no other environmental implications as a result of the proposed development.

Biodiversity Net Gain (BNG)

4.3.15 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 **GRANTED**.

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 **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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 8 May 2026	