

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01378/FPH	Single storey rear flat roof extension and single storey pitched front extension (as amended by plans received on 01/07/2026).	82 Mullway Letchworth Garden City Hertfordshire SG6 4BH

Submitted Plan Nos

07.RH.26 Rev A 08.RH.26 Rev A 01/RH/26 03/RH/26 04/RH/26 05/RH/26 06/RH/26 09/RH/26

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework (NPPF) (2024)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan (2011-2031)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

1.3 **North Hertfordshire Design Code SPD (2026)**

BF06.01 - Quantum

2.0 **Relevant Site History**

2.1 None.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **LGCHF** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on the eastern side of Mullway and comprises of a two-storey dwellinghouse with an attached garage and outbuildings extending eastwards within the rear garden and along the party boundary with the neighbouring property No.84 Mullway to the south.

4.1.2 Attached to the rear elevation of the dwelling is a single-storey, open-fronted lean-to structure which provides shelter over an area of timber decking. The lean-to extends across the full width of the dwelling, projecting approximately 2.5 metres beyond the rear elevation, and has a clear glazed mono-pitched roof.

4.1.3 Beyond the decking area, the rear garden includes a concrete patio, from which a series of steps lead down to the remainder of the garden. The site is separated from its

attached neighbour No.80 Mullway to the north by approximately 2.1 metre high fencing and mature hedging. No. 80 Mullway does not benefit from a rear extension.

- 4.1.4 To the north of No.80 Mullway lies No.78 Mullway. The original footprint of this dwelling is set back from the party boundary with No.80 Mullway, however, a single storey extension now exists. Beyond No.78, the terrace steps back, with the rear elevations of the remaining dwellings positioned further east than those to the south. The row continues northwards to No.72 Mullway, which occupies the northernmost position within this terrace of six dwellings.
- 4.1.5 The front elevations of the dwellings within this terrace follow a similar arrangement, with the application site and No.72 projecting slightly forward of the adjoining dwellings, reflecting their positions as the end of properties within the row. The principal entrance to the application site is located on the southern side elevation.
- 4.1.6 The front garden has been laid to hardstanding providing off-street parking for three vehicles.
- 4.1.7 The application site is within the settlement boundary for Letchworth where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 Single storey rear flat roof extension and single storey pitched front extension (as amended by plans received on 01/07/2026).

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:
- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
 - The impact that the proposed development would have on the living conditions of neighbouring properties.
 - The impact that the proposed development would have on car parking provision in the area.
 - The impact that the proposed development would have on the environment.

Design and Appearance

- 4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*”. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 The proposal includes the construction of a single storey front extension to extend the existing habitable accommodation, and which would facilitate the relocation of the principal entrance doorway from the southern side elevation to the front elevation of the dwelling. To the side elevation, the existing garage would be set back yet retaining its position alongside the boundary with No.84.

- 4.3.4 The extension to the front of the dwelling would be finished in materials that match, or closely complement, those of the existing dwelling, ensuring visual continuity within the street scene and an appropriate relationship with the host dwelling.
- 4.3.5 Having regard to its modest scale, sympathetic design and proposed materials, the front extension would appear as a minor addition to the dwelling which would not result in harm to the street scene or character of the area and is considered acceptable and in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.
- 4.3.6 The proposed rear extension would extend across the full width of the dwelling to a depth of 5.0m and would incorporate a flat roof behind a parapet with a height of 3.0 metres. Whilst the extension would be largely screened from the neighbouring property to the south No.84 Mullway by existing built form, insufficient regard has been provided to its relationship with the attached neighbour No.80 Mullway to the north. The scale, depth and design of the extension would introduce a substantial increase in built form along this shared boundary, creating a sense of bulk and massing. As such, the proposal would appear overly dominant and visually intrusive, resulting in an unacceptable impact on the living conditions of the occupier(s) of No.80.
- 4.3.7 Reference to the recently adopted Design Code, Policy BF06.01 states that a minimum depth for a rear garden for a three-bedroomed property should be maintained at 7 metres, the proposal meets this requirement.
- 4.3.8 Overall I am satisfied that the proposed front extension is in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF. However, I am not convinced that the rear extension meets with the requirements of these policies for the reasons set out above, and is therefore contrary to Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Properties

- 4.3.9 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 Local Plan.
- 4.3.10 The proposed single storey rear extension, by reason of its excessive depth, scale, bulk and massing along the party boundary with No.80 Mullway, would appear unduly dominant and overbearing when viewed from the neighbouring property and would result in an unacceptable loss of residential amenity to the occupier(s) of No.80 Mullway and fails to accord with Policy D3 of the Local Plan and Section 12 of the NPPF which aims to protect neighbouring properties from harm to existing residential amenity.

Highways and Parking

- 4.3.11 The dwelling is served by sufficient off-street parking spaces which would not be affected by the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.12 The development is not subject to the statutory biodiversity gain condition, as it falls within one of the exemptions set out in paragraph 17 of Schedule 7A to the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Environmental Implications

- 4.3.13 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.
- 4.3.14 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the Local Plan, which sets out that development proposals should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.15 Based on the details submitted, the proposed development, is unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed rear extension fails to comply with Policies SP1, SP9, D1, D2 and D3 of the Local Plan 2011-2031 and Sections 2 and 12 of the NPPF 2024.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

5.0 **Recommendation**

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

1. The proposed single storey rear extension, by reason of a combination of depth, scale, bulk and massing along the party boundary with No.80 Mullway, would appear unduly dominant and overbearing when viewed from the neighbouring property and would result in an unacceptable loss of residential amenity to the occupier(s) of No.80 Mullway. The proposal is therefore contrary to Policies D1, D2 and D3 of the North Hertfordshire Local Plan 2011-2031 and Section 12 of the NPPF which aims to secure good design and protect neighbouring properties from harm to existing residential amenity.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted proactively through positive engagement with the applicant in an attempt to narrow down the reasons for refusal but fundamental objections could not be overcome. 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 7 July 2026	