

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01864/FPH	Single storey side extension and rear roof canopy following demolition of existing side garage.	202 Icknield Way Letchworth Garden City Hertfordshire SG6 4AA

Submitted Plan Nos

Location Plan 2026 / 16 / 01B 2026 / 16 / 02

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3	Protecting living conditions
T2	Parking
HE1	Designated heritage assets
SECN12	Making effective use of land
SECN14	Achieving well-designed places

2.0 **Site History**

2.1 No recently planning history.

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

3.2 **Heritage Foundation** - None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 202 comprises a detached two storey dwelling off Icknield Way, Letchworth. The dwelling is set behind a hedge and is set marginally down from the road level. It is within the Letchworth Conservation Area.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

Single storey side extension and rear roof canopy following demolition of existing side garage.

4.3 **Key Issues**

- 4.3.1 **Principle:** Within the settlement boundary of Letchworth Garden City, and would comprise a modest alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan.
- 4.3.2 **Design:** The proposed built form and materials would be similar to the existing dwelling, and would therefore result in minimal to no impact upon the character and appearance of the dwelling as seen from the street scene. Complies generally with Policy D1 of the Local Plan.
- 4.3.3 **Conservation Impacts:** The proposed development is therefore considered to be in compliance with Policies HE1 and SP13 of the Local Plan 2011-2031 and Chapter 20 of the. The development is considered to comply with Section 72 of the Planning (Listed Building and Conservation Areas) act 1990. The impacts to the conservation area are therefore acceptable.
- 4.3.3 **Impact on the street scene:** The works are to the side/rear of the dwelling and would therefore be well obscured from view from the public realm. Some views would be gained from neighbouring gardens and from the driveway area, though I consider that this would be modest. It is therefore considered that there would be no unacceptable impact to the street scene or conservation area.
- 4.3.4 **Impact on neighbours:** Would not project significantly beyond the existing rear elevation of the host dwelling and the neighbouring dwellings. Therefore, impacts to light and dominance would not be unacceptable. Outlook would be similar to existing, and therefore privacy concerns are not considered to arise. Complies with Policy D3 of the Local Plan.
- 4.3.5 **Parking:** No alteration to existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.
- 4.3.6 **BNG:** Exempt from BNG requirements.
- 4.3.7 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

- 4.4.1 Acceptable in planning terms.

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.

3. The extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 September 2026	