

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00614/FPH	Single storey rear extension with pitched roof.	12 Dents Close Letchworth Garden City Hertfordshire SG6 2TP

Submitted Plan Nos

Location Plan Existing Front Elevation Proposed Front Elevation Existing Side and Rear Elevation
Proposed Side and Rear Elevation Existing Ground Floor Plan Existing and Proposed First Floor

1.0 Policies

SECN12	Achieving well-designed places
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SECN14 Meeting climate change,coastal,flooding

SP9 Design and Sustainability

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

2.0 **Relevant Site History**

2.1 **80/01957/1: Section 53 determination erection of single storey rear extension. Planning permission not required.**

3.0 **Representations**

3.1 **Neighbour Consultation** – No comments received.

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 located within Dents Close, Letchworth Garden City. The site benefits from a rear garden which is enclosed well by close-boarded fencing and vegetation. The site is within the Letchworth settlement boundary.

4.2 **Proposal**

- 4.2.1 Single storey rear extension with pitched roof.

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 2011-2031 (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 application proposes to replace the existing rear extension with a mono-pitch, single-storey rear extension. The extension would span the rear elevation of the dwelling, measuring 3m in depth, 2.4m to the eaves, and 3.4m to the eaves. The extension would be finished with facing brick and concrete roof tiles to match the main dwelling. 2no. Velux windows would feature to the roof slope. Overall, the proposed rear extension would be of an appropriate scale for the site and would be sympathetic to the host dwelling in use of materials.

- 4.3.4 The proposal is therefore considered to accord with Policies D1 and D2 of the NHLP, as well as paragraph 135 of Section 12 of the National Planning Policy Framework.

Impact on Neighbours

- 4.3.5 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.
- 4.3.6 Due to the single storey nature of the proposal and existing boundary treatments on site, the proposal would not give rise to any unacceptable overlooking, overbearing or overshadowing impacts, and therefore complies with Policy D3 of the NHLP.

Highways and Parking

- 4.3.7 The proposal would not alter the existing parking and access arrangements on site and therefore accords with Policy T2 of the NHLP.

Environmental Implications

- 4.3.8 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'; with 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)

- 4.3.9 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 to 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 24 April 2026	