

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00667/PNAA	Enlargement of detached bungalow by the construction of an additional storey to result in an overall height of 8.55 metres.	33 Kite Way Letchworth Garden City Hertfordshire SG6 4YQ

Submitted Plan Nos

4045.26.101 Rev A 4045.26.102 4045.26.103

1.0 Policies

2.0 **Site History**

2.1 No site history.

3.0 **Representations**

3.1 No neighbour comments received at the time of writing report.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a detached, single-storey bungalow situated on Kite Way, Letchworth Garden City.

4.2 **Proposal**

4.2.1 Prior approval is sought for the enlargement of a detached bungalow by the construction of an additional storey to result in an overall height of 8.55 metres.

4.3 **Key Issues**

4.3.1 The key issues for consideration are whether the proposed development would require a specific planning permission, or be considered 'permitted development' in line with Class AA, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

4.3.2 Class AA – enlargement of a dwellinghouse by construction of additional storeys.

Permitted development

AA. *The enlargement of a dwellinghouse consisting of the construction of—*
a) *up to two additional storeys,*
where the existing dwellinghouse consists of two or more storeys; or
b) *one additional storey, where the existing dwellinghouse consists of one*
storey,
immediately above the topmost storey of the dwellinghouse, together with any
engineering operations reasonably necessary for the purpose of that construction.

The proposal complies with this criterion.

Development not permitted

AA.1. *Development is not permitted by Class AA if—*

(a) *permission to use the dwellinghouse as a dwellinghouse has been granted only*
by virtue of Class G, M, MA, N, O, P, PA or Q of Part 3 of this Schedule (changes of
use);

The proposal complies with this criterion.

(b) *the dwellinghouse is located on—*

- i) article 2(3) land; or*
- ii) a site of special scientific interest*

The proposal complies with this criteria.

(c) *the dwellinghouse was constructed before 1st July 1948 or after 28th October*
2018;

The proposal complies with this criterion.

(d) *the existing dwellinghouse has been enlarged by the addition of one or more*
storeys above the original dwellinghouse, whether in reliance on the permission
granted by Class AA or otherwise;

The proposal complies with this criterion.

(e) *following the development the height of the highest part of the roof of the*
dwellinghouse would exceed 18 metres;

The proposal complies with this criterion.

- (f) *following the development the height of the highest part of the roof of the dwellinghouse would exceed the height of the highest part of the roof of the existing dwellinghouse by more than—*
- (i) 3.5 metres, where the existing dwellinghouse consists of one storey; or*
 - (ii) 7 metres, where the existing dwellinghouse consists of more than one storey.*

The proposal complies with this criteria.

- (g) *the dwellinghouse is not detached and following the development the height of the highest part of its roof would exceed by more than 3.5 metres—*
- (i) in the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall); or*
 - (ii) in the case of a terrace house, the height of the highest part of the roof of every other building in the row in which it is situated;*

Dwelling is detached - criteria not applicable.

- (h) *the floor to ceiling height of any additional storey, measured internally, would exceed the lower of—*
- (i) 3 metres; or*
 - (ii) the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse;*

The proposal complies with this criteria.

- (i) *any additional storey is constructed other than on the principal part of the dwellinghouse;*

The proposal complies with this criterion.

- (j) *the development would include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development; or*

The proposal complies with this criterion.

- (k) *the development would include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations.*

The proposal complies with this criterion.

Conditions

AA.2.—(1) *Development is permitted by Class AA subject to the conditions set out in sub-paragraphs (2) and (3).*

(2) The conditions in this sub-paragraph are as follows—

(a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

The proposal complies with this criterion.

(b) the development must not include a window in any wall or roof slope forming a side elevation of the dwelling house;

The proposal complies with this criterion.

(c) the roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse; and

The proposal complies with this criterion.

(d) following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.

The proposal complies with this criterion.

(3) The conditions in this sub-paragraph are as follows—

(a) before beginning the development, the developer must apply to the local planning authority for prior approval as to—

(i) impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light;

Complies - the site is separated from 31 Kite Way to the north by a double garage. The site is adequately distanced from neighbouring properties to the east, south and west. Therefore, the proposal would not result in overlooking, overshadowing or loss of light to neighbouring properties.

(ii) the external appearance of the dwellinghouse, including the design and architectural features of—

(aa) the principal elevation of the dwellinghouse, and

(bb) any side elevation of the dwellinghouse that fronts a highway;

Complies - the additional storey would be constructed in the same style as the principal elevation. The use of external materials to match existing would ensure visual continuity from the street view.

(iii) air traffic and defence asset impacts of the development; and

(iv) whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012 issued by the Secretary of State.

The proposal complies with this criterion.

(b) before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated;

Complies - an adequate Construction Management Plan has been submitted.

(c) the development must be completed within a period of 3 years starting with the date prior approval is granted;

(d) the developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion; and

(e) that notification must be in writing and include—

(i) the name of the developer;

(ii) the address of the dwellinghouse; and

(iii) the date of completion.

4.4 **Conclusion**

- 4.4.1 It is recommended that Prior Approval be **GRANTED** on the basis that the proposed development satisfies criteria in relation to Class AA, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

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Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 24 April 2026	