

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02710/FPH	Two storey rear extension and single storey front/side extension following demolition of existing rear conservatory. Insertion of first floor side elevation window.	46 Bedford Road Letchworth Garden City Hertfordshire SG6 4DR

Submitted Plan Nos

Location Plan E1 E2 E3 E4 E5 P1 P2 P3 P4 P5

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
T2	Parking
SECN12	Achieving well-designed places

2.0 **Relevant Site History**

2.1 None.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Letchworth Garden City Heritage Foundation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a semi-detached two-storey dwelling on the south side of Bedford Road within a residential part of Letchworth Garden City.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a two storey rear extension and single storey front/side extension following demolition of existing rear conservatory. Insertion of first floor side elevation window.

4.2.2 The proposed extension would be:

- Single Storey side - Approx. 2.27m deep, 2.3m wide with a flat roof (2.9m – 3m tall due to change in ground level).
- Two storey rear – Approx. 3.34m deep, 11.3m wide, with a hipped roof (5.2m to eaves, 7.7m to ridge).

4.2.3 Materials are:

Walls – Match existing (red brick)

Windows – Match existing (White UPVC)

Roof – Match existing (plain tiles).

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.

Principle

4.3.2 The proposal is an extension to an existing dwelling within the settlement boundary for Letchworth Garden City where development is generally acceptable subject to policy requirements.

Design and Appearance:

4.3.3 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 and beautiful 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 communities*”. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.

4.3.4 The proposed extensions have been designed with a scale and materials that are sympathetic to the host dwelling and the street scene with eaves and pitch to match the existing. The development would be set off the boundary with the detached neighbour and would maintain the existing skygap between the dwellings. Whilst the proposed rear extension would project a

significant depth, I would not consider it disproportionate in scale against the original house, nor would it project significantly beyond neighbouring properties.

- 4.3.5 As such, I consider that the design is acceptable and compliant with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.6 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 NHLP.

Impact on No.48 Bedford Road

- 4.3.7 The proposed rear extension would not extend beyond the neighbour's flank elevation. The hipped roof would not exceed the neighbour's ridge. The proposed windows would provide a similar outlook to the existing first floor windows.

Impact on No.44 Bedford Road

- 4.3.8 The rear extension would be partially screened by the existing rear outbuilding and would be set away from the boundary to prevent loss of light and dominance. The neighbour's window on this side serves a bathroom and is obscure glazed. The neighbour is also located east of the application site and therefore would not see any further loss of light than is already given by the host dwelling itself. A condition for obscure glazing is recommended for the first-floor side window to protect neighbouring amenity.

Impact upon Future Occupiers

- 4.3.9 The site features a large garden; the acceptable design and modest scale is appropriate for the local context and therefore would not cause any harm on the amenity of future occupiers.
- 4.3.10 The proposal therefore would not harm neighbouring amenity and therefore complies with Policy D3 of the Local Plan.

Highways and Parking:

- 4.3.11 The proposed development would lose the existing rear detached garage and driveway space to the side of the property but would retain a driveway large enough to accommodate two vehicles. The proposed development therefore complies with T2 of the Local Plan.

Biodiversity Net Gain (BNG)

- 4.3.12 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental Implications:

- 4.3.13 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 North Herts Local Plan, which sets out that development proposal 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.
- 4.3.14 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2, D3 and T2 of the NHLP 2011-2031 and Sections 2, 12, and 14 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 **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.

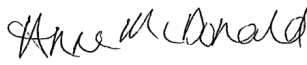
Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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: 10 December 2025	