

DELEGATED FILE NOTE

CASE OFFICER: ...Saffron Loasby.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01480/FPH	Single storey side and rear extension following demolition of existing conservatory and rear element. Raise existing garage roof height and replacement front porch. Alterations to fenestration and external rendering.	10 Rookes Close Letchworth Garden City Hertfordshire SG6 2SN

Submitted Plan Nos

PL.001 PL.002 PL.003 PL.004-B PL.005-B 1 PL.006-B 2 PL.007

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

2.0 **Relevant Site History**

2.1 None relevant

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 25/06/2026 - Expiry Date: 23/07/2026

3.2 **Neighbour Consultation** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a detached two-storey dwelling situated on Rookes Close, Letchworth Garden City. The property sits on a triangular plot of land, with its eastern boundary abutting the public footpath in Rookes Close. To the north sits 11 Rookes Close, which has been heavily extended and to the south sit 8 and 9 Rookes Close. A large leylandii hedge has recently been removed along the shared boundaries opening up the rear garden in terms of space and neighbour to neighbour visibility. The site is residential in character with surrounding properties comprising mostly two storey brick and render under concrete tiled pitched roofs. The majority of the surrounding

dwelling have similar design features in terms of fenestration and single storey flat roof garages.

4.2 Proposal

- 4.2.1 The application proposes the removal of the existing conservatory and the erection of a single storey wraparound flat roof extension to the side and rear; squaring off the existing footprint and a new porch area to match. Flat roof openings are proposed for light and new bi-fold doors open into the rear garden. The extension will project 3m from the existing side elevation extending the full length of the existing dwelling at 8.1m and returning at the rear, projecting by approximately 1.2m to match that of the existing footprint. Internally this space provides a new open plan kitchen and dining room. The new porch proposes the same design and materials and matches the proposed height at 3m. The existing garage will also have its roof replaced and a parapet wall installed with metal coping to match the design, style and height of the new extensions.

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

Design and impact on local character:

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses and outbuildings to incorporate a design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.3 The wraparound additions will sit above the line of the surrounding boundary fencing at 3m high and will be visible in the street scene, however the flat roof additions will sit against the backdrop of the host dwelling in materials comprising smooth white render that complement the existing dwelling and the wider design context of the surrounding street scene. Letchworth has many properties with forward projecting flat roof garages, and this proposal leans towards that original design concept.
- 4.3.4 Overall, the proposal is considered acceptable in design terms. It would not harm the character or appearance of the host dwelling or the wider street scene. Accordingly, the proposed development complies with Policies D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.5 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.
- 4.3.6 In respect of neighbour amenity, the openings have been placed to be respectful of neighbour amenity. New openings are all at ground floor level and those at first floor have been amended to offer more uniformity across the property. Impact on the occupiers of No 11 Rookes Close is limited given the existing boundary treatment and is siting. The impact on properties to the south is also limited given distances and only ground floor extensions being proposed; existing boundary treatment ensures continued privacy between plots.
- 4.3.7 No neighbour representations have been received. Based on the above assessment the development is therefore considered to accord with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.8 The development does not include an increase in the number of bedrooms and nor are the existing driveway or garage space being changed as a result of the proposal. The existing parking (for 2 vehicles) complies with Policy T2 of the NHLP, with adequate parking provision for the size of the property.

Environmental Implications

- 4.3.10 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.11 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 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, together with the reserved matters approved by the Local Planning Authority, or with minor modifications of those details or reserved matters which previously have been agreed in writing by the Local Planning Authority as being not materially different from those initially approved.

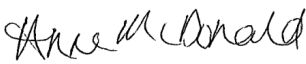
Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission or subsequent approval of reserved matters.

3. The extensions hereby permitted shall be built in external materials to match the existing dwellinghouse and in accordance with the details submitted in the application form 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 29 July 2026	