

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01927/FPH	Side infill extension, and insertion of two rooflights to existing side elevation roofslope.	19 Bedford Road Letchworth Garden City Hertfordshire SG6 4DJ

Submitted Plan Nos

004520-01 Rev 02 004520-02 Rev 02 004520-03 Rev 2 004520-04 Rev 02 004520-05 Rev 02 004520-06 Rev 02 004520-07 Rev 02

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 **Site History**

2.1 None.

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Two storey semi-detached property on the north side of Bedford Road within a residential part of Letchworth Garden City.

4.2 **Proposal**

- 4.2.1 Side infill extension, and insertion of two rooflights to existing side elevation roofslope.
- 4.2.2 The proposal would enlarge the existing extension by 4.33m in depth. Retaining the existing 1.5m width, 2.77m eaves and 4m peak height.
- 4.2.3 The proposed materials are:

Walls – Match existing (Pebble dash plaster)

Roof – Match existing (Clay tiles)

Windows – Match existing (White uPVC)

4.3 **Key Issues**

- 4.3.1 Design: Fenestration and materials sympathetic to dwelling, subordinate in scale and would retain the eaves and ridge height of the existing side extension. Complies generally with Policy D1 of the Local Plan
- 4.3.2 Impact on the street scene: Set back slightly from front wall, modest width would not appear disproportionate. No adverse harm to street scene. Would not unbalance the pair of semis. Complies with Policy D1.
- 4.3.3 Impact on neighbours: No side facing windows, rooflights would not provide overlooking. Set off boundary, modest eaves height. No loss of light or overbearing harm. Complies with Policy D3 of the Local Plan.
- 4.3.4 Parking: No change in number of bedrooms, large driveway retained. Complies with T2 of the Local Plan.
- 4.3.5 BNG: Exempt from BNG requirements
- 4.3.6 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.

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: 23 September 2025	

