

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00326/FPH	Single storey rear/side extension following demolition of existing rear conservatory and partial demolition of existing detached garage. Erection of garden shed and installation of additional front hardstanding.	5 Oaktree Close Letchworth Garden City Hertfordshire SG6 3XY

Submitted Plan Nos

Location Plan 2025/29/02A 2025/29/01B 2025/29/03

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 25/01975/FPH - Single storey rear extension, replace existing garage door with windows to facilitate conversion of garage into habitable accommodation following demolition of existing rear conservatory and erection of detached side elevation garden shed.

Conditional Permission

- 2.2 16/03073/1HH - Two storey side extension.

Conditional Permission

- 2.3 05/00512/1HH - Rear conservatory

Conditional Permission

3.0 **Representations**

- 3.1 **Neighbour Consultation** – One received – Objection – 6 Oaktree Close.
 - Concerns about loss of light.
 - Concerns about over-dominance.
 - Concerns about partial demolition of garage affecting property and ‘trespass’.
- 3.2 **Letchworth Garden City Heritage Foundation** – None received.
 - Current proposal based on previous comments made by the Heritage Foundation.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a two-storey detached dwelling situated on Oak Tree Close, Letchworth Garden City.
- 4.1.2 A variety of outbuildings and rear extensions exist in the immediate locality.
- 4.1.3 The current application serves as an amended scheme to the previously granted permission ref. 25/01975/FPH.

4.2 **Proposal**

- 4.2.1 Single storey rear/side extension following demolition of existing rear conservatory and partial demolition of existing detached garage. Erection of garden shed and installation of additional front hardstanding.

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 impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design and Appearance:

- 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 proposed single-storey rear/side extension would have a depth of 5.4m, a full width of 11.05m extending 2.65m from the southwest side, and a crown roof with an eaves height of 2.4m and a peak height of 3.5m. The design includes 3no. rooflights. The proposed extension would remain offset from the shared boundary line with no.6 Oaktree Close by 1.0m. The proposal includes the partial demolition of the garage to make space for the extension, resulting in built form coming away from the shared boundary line but extending further forward. The proposed external materials are facing brick work to match existing and vertical oak boarding for the walls, concrete roof tiles to match existing with a flat roof element, white uPVC windows to match existing and grey aluminium doors to match existing. The entirety of the new built form would run along existing built form or the driveway to no.6.
- 4.3.4 The proposal includes additional hardstanding with block pathing to match existing to the front of the application site for the provision of an additional parking space.
- 4.3.5 The proposed timber board shed would have a width of 6.3m, a depth of 3.3m and have a slightly pitched roof with a maximum height of 3.4m.
- 4.3.6 In my view, the proposal is considered to be acceptable in terms of the material palette, massing, siting and roof design. The proposal would not cause harm to the character and appearance of the dwelling or streetscene. As such, the proposed development complies with Policy D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.7 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.
- 4.3.8 Regarding no.6 Oaktree close, the southwestern and objecting neighbour, the loss of light would be minimal given the trade in built form and the fact that the windows in question are already northeast facing and, therefore, receive a suboptimal amount of light. Regarding over-dominance, any bulk from the rear extension would run along existing built form or the driveway. Regarding trespass or effects of the works across the boundary line, this would be a civil matter. Therefore, it is not considered that the proposal would result in unacceptable harm to the residential amenity of no.6 in terms of over-dominance, shading or loss of privacy.
- 4.3.9 Regarding other neighbour amenity, the proposed extension would be set well away from all other dwellings. The proposed timber shed would replace an existing timber shed and would be obscured from vegetation and mimic existing built form to the north. Therefore, it is not considered that the proposal would result in unacceptable harm to residential amenity in terms of over-dominance, shading or loss of privacy.
- 4.3.10 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.11 The development does not include an increase in the number of bedrooms. The extension would reduce the size of the driveway; this is mitigated by the additional hardstanding. Therefore, regarding Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.12 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:

- 4.3.13 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 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 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 1 April 2026	