

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00375/FPH	Single storey front/side extension, two storey side extension to include integral garage. Alterations to fenestration. Alterations to existing rear extension. Single storey extension following demolition of existing garage. Associated rear landscaping. Extend existing driveway.	63 Howard Drive Letchworth Garden City Hertfordshire SG6 2BU

Submitted Plan Nos

L01 L02 Rev A

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 **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 accommodates a two-storey semi-detached dwelling situated on Howard Drive, Letchworth Garden City.

4.1.2 A number of first floor side extensions over garages exist along Howard Drive.

4.2 **Proposal**

4.2.1 Single storey front/side extension, two storey side extension to include integral garage. Alterations to fenestration. Alterations to existing rear extension. Single storey extension following demolition of existing garage. Associated rear landscaping. Extend existing driveway.

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 extensions would result in the built form of the dwelling coming away from the southern boundary line to be set in by a minimum of 1.1m. The proposed front/side extension would have extend the full width of the proposed new width of the dwelling, would have a depth from the existing front most wall of 0.8m and would have a pitched roof with an eaves height of 2.35m and a peak height of 3.35m; thus resulting in a similar design of the adjoining neighbour. The proposed two-storey side extension would maintain an integral garage, have a width of 3.15m, a depth to match the two-storey depth of the existing dwelling and would match the roof form of the existing dwelling with an eaves height to match existing and a slightly reduced peak height of 7.43m. The proposed alterations to the rear elements would result in a width to near match that of the proposed new width of the dwelling remaining offset from the northern boundary line by 0.4m, a depth of 3.8m to closely match the rear depth of the adjoining neighbour and would have a flat roof with a height of 2.92m. the design includes 2no. rooflights and bifold doors to the rear. The proposal would result in the removal of 1no. first floor side elevation window and the introduction of 1no. ground floor side elevation window. The proposed external materials are all set to match existing.
- 4.3.4 The proposal includes additional hardstanding to widen the driveway with porous blocks.
- 4.3.5 The proposal includes associated rear landscaping.
- 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 neighbour amenity, the proposed two-storey extension would remain sufficiently set away from the southern neighbour. The proposed rear extension would closely match the depth of the adjoining neighbour. The proposal includes no first-floor side elevation windows. 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.

4.3.9 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

4.3.10 The development does not include an increase in the number of bedrooms. The extension would reduce the size of the integral garage such that internal car parking is unlikely. The proposal includes additional hardstanding to widen the driveway such that a minimum of 2no. parking spaces would remain. Therefore, regarding Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

4.3.11 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:

4.3.12 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.

3. The extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 1 April 2026	