

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01987/FPH	Erection of detached garden room following demolition of existing shed.	11 Westholm Letchworth Garden City Hertfordshire SG6 4JB

Submitted Plan Nos

Location Plan Proposed Site Plan Proposed Floor Plans Proposed Elevations

1.0 Policies

D1	Sustainable design
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D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

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 property is a semi-detached, chalet-bungalow dwelling located on the north side of Westholm, Letchworth Garden City. The site benefits from a driveway, garage and front rear gardens. Numerous properties in the locality benefit from outbuildings in the rear

garden. The application site, along with every other dwelling located on Westholm is listed and lies within the Letchworth Conservation Area.

4.2 Proposal

4.2.1 Erection of detached garden room following demolition of existing shed.

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 outbuilding would be rectangular in shape and measure 3.5m in width, 2.5m in depth and have a shallow dual-pitched roof with a maximum height of 2.5m. The proposed outbuilding would be sufficiently offset from all boundary lines. The proposed design is broadly similar to other existing garden rooms in the immediate locality.

4.3.4 The proposed external materials are Thermowood cladding to the front and two side walls, treated feather edge cladding for the rear wall, anthracite/grey uPVC for the windows and anthracite/grey uPVC French style entrance door.

4.3.5 In my view, the proposal is considered to be acceptable in terms of the massing, material palette and roof design. As such, the proposed development complies with Policy D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Designated Heritage Assets

4.3.4 The site is within the Letchworth Conservation Area and the dwelling is grade II listed. The proposal would not be visible from the streetscene and is similar to existing outbuildings along Westholm. In my opinion, the proposal would not result in any material harm to the character and appearance of the Conservation Area.

4.3.5 With regard to the proximity of the proposal to the grade II listed building, it is considered that it would have less than substantial harm.

4.3.6 This is in accordance with Policy HE1 of the Local Plan and Section 16 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.

4.3.7 As the proposed outbuilding would be sufficiently offset from each boundary line and have appropriate massing, it is not considered that the proposal would result in unacceptable harm upon neighbour amenity in terms of over dominance, shading or overlooking.

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

Highways and Parking:

4.3.9 The development does not include an increase in the number of bedrooms; therefore, regarding policy T2 of the NHLP, there would be no car parking issues arising from the development.

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 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 30 September 2025	