

Planning Statement

Planning application

Erection of detached 4-bed dwelling with integral garage
following demolition of existing dwelling.

17 Pasture Road, Letchworth Garden City, SG6 3LP

DLA Ref: 24/572

May 2025

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1.0 INTRODUCTION

1.1.0 Background

1.1.1 This report relates to a proposal for the erection of a detached 4-bed dwelling with integral garage following demolition of the existing dwelling at 17 Pasture Road, Letchworth Garden City.

1.2.0 Scope

1.2.1 This document comprises an overarching Planning Report. Sections 2 to 4 consider the physical, economic, social and historical context of the site, identifying the relevant local, regional and national planning policy framework and Section 5 sets out the details of the proposal. All these sections inform the evaluation of the proposal in Section 6 against the identified planning policy framework. The overall conclusions are set out in Section 7, and which are summarised below at paragraph 1.3.0.

1.3.0 Summary

- The principle of demolishing the existing dwelling and replacing it with a new dwelling is acceptable in planning terms.
- The proposed increase in gross internal area is proportionate to the generous plot size and reflects the scale of surrounding development.
- The proposal complies with Policy D2 of the Local Plan, which supports appropriately scaled replacement dwellings that respect local character.
- The development will provide a high standard of internal accommodation, exceeding national space standards, and includes generous garden space.
- The scheme respects the Letchworth Garden City Design Principles, retaining a well-landscaped setting and contributing positively to the street scene.
- The proposal will not result in any adverse impacts on highway safety or residential amenity and is fully compliant with relevant local plan policies and guidance.

2.0 SITE & CONTEXT ANALYSIS

2.1.0 Location

2.1.1 The application site is located on Pasture Road, which is south of Letchworth Garden City centre. Pasture Road is accessed from the A505.

2.2.0 Application Site

2.2.1 The property comprises a large, detached two-storey dwelling situated on the eastern side of the road. It is set well back from the highway, benefitting from a generous front garden that includes a lawned area and ample driveway parking for multiple vehicles. To the rear, there is a substantial garden.



Figure 1: Site Location

2.3.0 Context

2.3.1 The area is predominantly residential, with dwellings of various shapes, sizes and scale located in the immediate vicinity.

2.4.0 Proposals Map Notation

2.4.1 The dwelling is located in Flood Zone 1. There are no other constraints that would limit development on the site.

2.5.0 Local Services

2.5.1 Table 1 shows that the site is within close proximity to many local services.

Local provision	Proximity to site	Walk time (mins)	Cycle time (mins)	Distance (km)
Education	St Christopher School	11	3	0.85
	St Thomas More Primary School	11	3	0.8
Retail	Post Office	27	9	1.9
	Morrisons Supermarket	19	6	1.3
Leisure	Letchworth Golf Club	14	4	1.0
	Letchworth Sports and Leisure Club	8	2	0.6
Health	Pinehill Hospital	47	14	3.3
	The Sollershott Surgery	14	5	1.0
	Letchworth Pharmacy	20	7	1.4
	Letchworth Dental Surgery	22	8	1.6

2.6.0 Accessibility

2.6.1 The site is a 5-minute walk away from the nearest bus stops, on Hitchin Road, with the buses from these stops going towards Stevenage and Hermitage Road, and buses back to the Lordship Estate, The Green, Market Place and Buntingford, The Crown Inn. These run approximately every 30 minutes during the day.

2.6.2 Letchworth Garden City railway station is approximately a 25-minute (1.7km) walk away from the dwelling. From here, trains run 24 hours a day to locations such as London Kings Cross, Brighton and Cambridge.

3.0 RELEVANT PLANNING HISTORY

3.1.0 Application Site

3.1.1 The relevant history of the application site is summarised below.

LPA Ref	Proposal	Outcome
20/01392/FPH	Demolition of first floor/dormer window above the garage, existing single storey (north) side projection and existing single storey rear extension and conservatory followed by replacement two storey rear extension, two storey (north) side extension, single storey (south) side extension and first floor extension above ground floor part of the garage plus two hip to gable roof extensions and alterations to the fenestration. (Amended plans received 21/09/20 and 05/10/20).	Permission granted: 06/10/2020
20/00805/FPH	Single storey extensions to both existing side elevations and rear extension following demolition of existing rear element.	Withdrawn: 02/06/2020
92/01249/1	Single storey rear extension, pitched roof over existing garage and insertion of 2 dormer windows; new roof to main dwelling and ancillary works.	Permission granted: 11/01/1992

4.0 POLICY CONTEXT

4.1.0 National Policy / Guidance

4.1.1 The National Planning Policy Framework (NPPF) 2024, sets out the Government's planning policies for England. The following sections are considered directly relevant:

Chapter 2 – Achieving Sustainable Development

Chapter 11 – Making Efficient Use of Land

Chapter 12 – Achieving Well Designed Places

4.2.0 Development Plan

4.2.1 North Herts Local Plan 2011-2031

Policy No.	Title
SP9	Design and Sustainability
T2	Parking
D1	Sustainable design
D2	House extensions, replacement dwellings and outbuildings
D3	Protecting living conditions

4.3.0 Supplementary Planning Guidance / Documents

- Rules of Letchworth Garden City Heritage Foundation
- Design Supplementary Planning Document (2011)
- Letchworth Design Guide (October 2000)
- Sustainability Supplementary Planning Document (2024)
- Vehicle Parking At New Developments (2011)

5.0 DESCRIPTION OF DEVELOPMENT

5.1.0 Use

5.1.1 The proposal would retain the existing Class C3 residential use of the site.

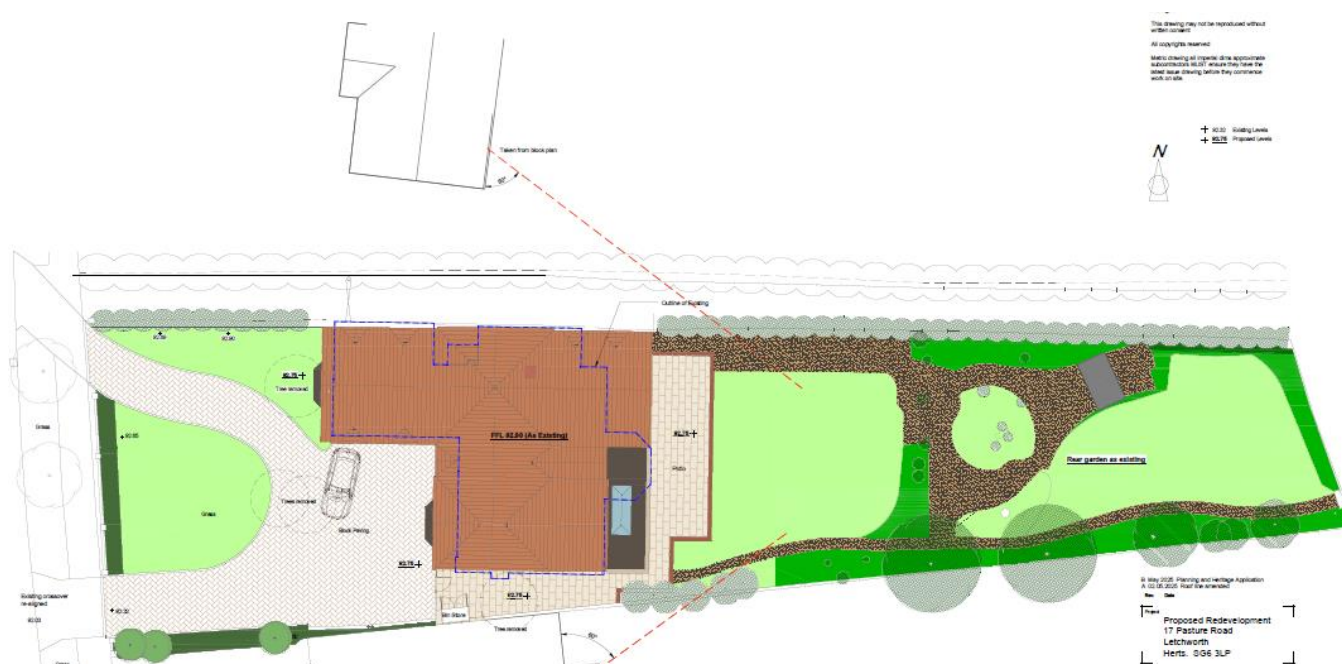
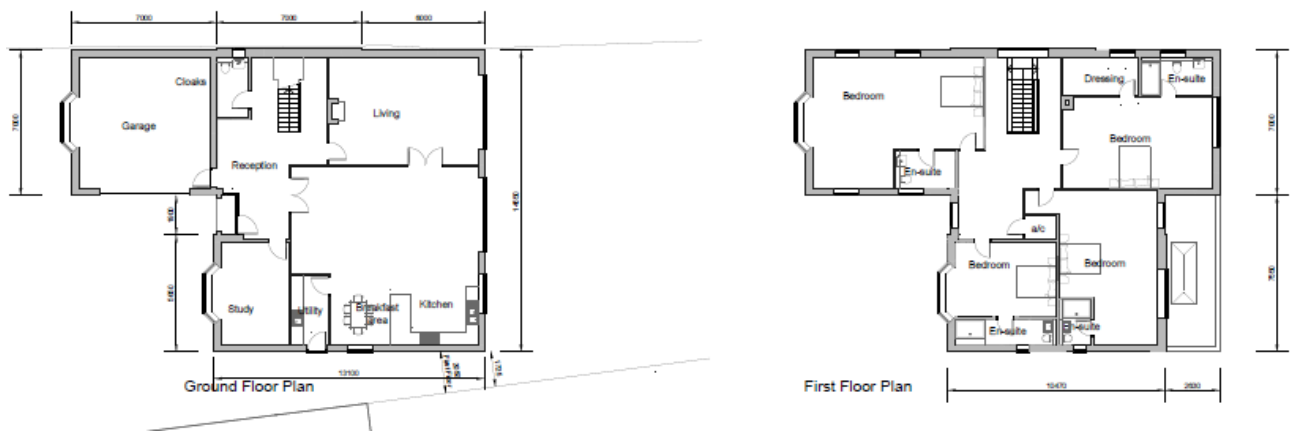


Figure 2: Proposed site layout

5.2.0 Layout

5.2.1 The footprint of the proposed dwelling would largely replicate that of the existing property. A set back of over 13m would be retained to the front of the site and the property would maintain a substantial rear garden.

5.2.2 The internal layout is designed to offer a high standard of family accommodation, with well-proportioned rooms. On the ground floor, the dwelling includes a central reception hall, cloakroom, study, utility, kitchen/dining area, and a generous living room, in addition to the garage. The first floor accommodates four bedrooms, all with en-suite bathrooms. The proposed floorplans are shown in Figure 3 below.



5.3.0 Appearance & Scale

5.3.1 The external appearance is traditional and respectful of the surrounding residential character. The elevations are to be finished in red multi-brickwork with stone details on the window and door surrounds. The windows and doors are to be powder-coated aluminium in a dark grey tone. Gable features to the front and rear elevations are also proposed.

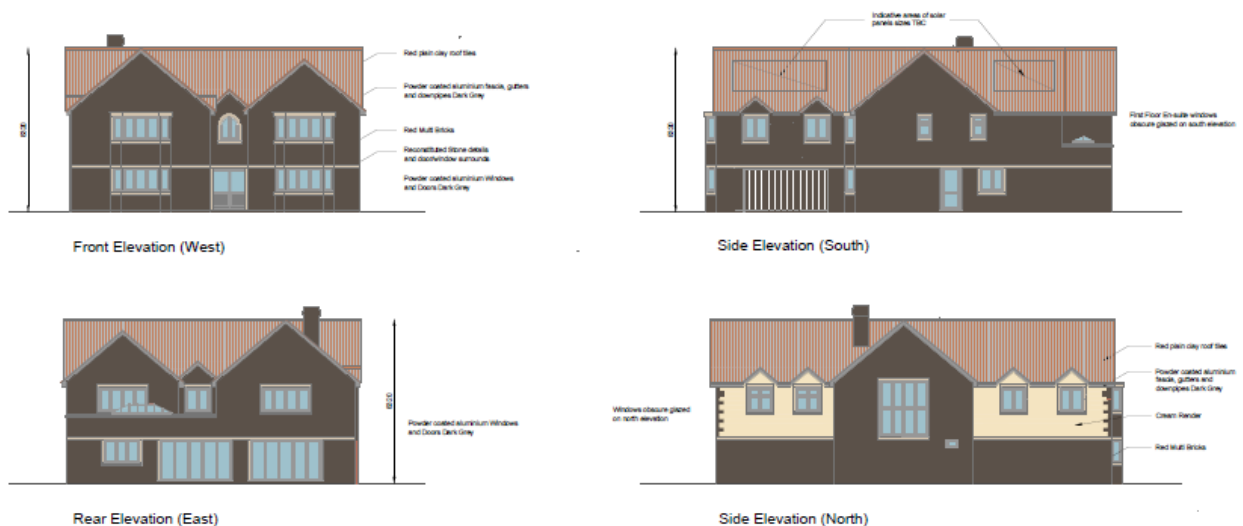


Figure 4: Proposed elevations

5.3.2 The dwelling would retain a very similar ridge height of 8.32m and would have a GIA (including the garage) of 411.5m².

5.4.0 **Landscaping**

5.4.1 There will be four trees removed as part of the application and the addition of a new patio arrangement and a landscaped gravel driveway. There is ample room for additional planting and which could be secured by condition if considered necessary.

5.5.0 **Access**

5.5.1 The existing vehicular access to the site from Pasture Road will be retained as part of the proposed scheme. In addition, the site benefits from a secondary dropped kerb, which is currently unused. The proposal seeks to utilise this second access point to create an in-out driveway. There is sufficient space retained for multiple vehicles to park on the driveway.

6.0 **PLANNING CONSIDERATIONS**

Based on the analysis set out in Sections 2 to 5, I consider that the application proposal raises the following issues, which I will consider in turn below:

1. Principle
2. Layout & Design
3. Highway Safety & Access

6.1.0 Issue No 1: Principle

- 6.1.1 The principle of demolishing an existing dwelling and re-building it, is unobjectionable in planning terms and is permitted by Local Plan Policy D2.
- 6.1.2 The proposed replacement dwelling represents an increase in gross internal area from approximately 291m² to 411.5m² (including the garage). This level of increase is considered proportionate given the generous plot size, the absence of any policy designations, and the prevailing scale of neighbouring properties.
- 6.1.3 The proposal accords with Policy D2 of the Local Plan, which supports replacement dwellings and extensions where they respect the form, scale, and character of the original building and its surroundings. This policy does not set strict numerical limits on increases in size but requires that proposals avoid dominating the host plot or appearing out of character with the area. This is discussed further below.

6.2.0 **Issue No 2: Layout & Design**

6.2.1 Policy D1 of the North Herts Local Plan requires development that:

- a) responds positively to the site's local context;
- b) takes opportunities to enhance the public realm, reduce energy consumption and provide appropriate new planting;
- c) have regard to the Design SPD, and any other relevant guidance;
- d) within Letchworth Garden City, have regard to the Letchworth Garden City Design Principles.'

6.2.2 Pasture Road is characterised by houses which display a wide variety in terms of scale, design and materials. Properties are generally set some distance back from the highway, this is particularly the case on the eastern section where the application site is located. The eastern section is also characterised by mature boundary planting in the front gardens, which means that properties are largely seen individually rather than collectively.

6.2.3 Pasture Road has been subject to numerous planning consents for large extensions and replacement dwellings. This has included a recent permission for a replacement dwelling at No 34 Pasture Road (24/00633/FP). The Officer Report for that application noted that the new dwelling was 0.9m taller than the existing property and had a very different appearance. However, the report stated that due to the wide variety of architectural styles in the streetscene it would not be a reason to object to the proposal.

6.2.4 The existing property at No 17 has a pleasant appearance, but there is nothing so outstanding or unique in its design that makes its retention essential. It shares characteristics with the neighbouring property at No 19, but there are noticeable differences as well. Furthermore, the landscaping to the front of both properties means that they are not entirely read together.

6.2.5 The proposed replacement dwelling has been designed to a high standard, respecting both its immediate context and the established character of Letchworth Garden City. The scale and ridge height of the new dwelling are consistent with neighbouring properties, ensuring the development does not appear dominant or out of character. The house remains two-storey in form and reflects the established building typology along the street, which is predominantly made up of large, detached homes of varied architectural styles.

6.2.6 The design of the dwelling accords with Local Plan Policy D1 which requires that new development demonstrates a clear understanding of the local context and delivers high-quality architecture. The proposal uses a traditional material palette, including red multi

bricks, cream render, and red plain clay tiles, all of which are sympathetic to the Garden City vernacular.

6.2.7 In line with Local Plan Policy D2, the dwelling's scale is appropriate and proportionate to its plot. Though larger in overall footprint and floorspace, the proposal maintains generous spacing to the front and side boundaries and avoids visual dominance. The footprint would be reflective of other properties in the vicinity. This includes No 23 Pasture Road, which has a depth of 24m following permission for a large 2-storey rear extension (21/00196/FPH). The proposal, by comparison, seeks a depth of 20m. The new dwelling would also have a smaller GIA than No 23, 411.5m² compared to 427m².

6.2.8 Some trees would be removed as part of the development, but there is ample room for new planting and the proposal would not detract from the verdant character of the road.

6.2.5 In support of Local Plan Policy SP9, the development incorporates sustainable design elements including indicative solar panel areas on the roof.

6.2.7 **Impact on Neighbours/Future Occupiers**

Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.

6.2.8 The siting and orientation of the proposed dwelling ensures no significant overshadowing or overlooking occurs. The house is set back from the road and screened from its neighbours by trees when seen from the road.

6.2.9 The first-floor side-facing windows serving bathrooms and en-suites are proposed to be obscure glazed.

6.2.10 In terms of future occupiers, the new dwelling will far exceed the minimum space standards for a 4-bedroom property and will have a large private amenity area and all rooms will achieve suitable levels of nature light. Therefore, the proposal will not harm the living conditions of future occupiers.

6.2.11 **Letchworth Garden City Design Principles**

The proposed development retains ample useable garden space, includes planting areas, and ensures off-street parking is unobtrusive and integrated into the site layout. The proposed dwelling complements the Garden City principles of high-quality, low-density, and well-landscaped residential environments.

6.2.12 The proposed replacement dwelling represents a well-considered and appropriate form of development that aligns with the North Hertfordshire Local Plan and the Letchworth Garden City Design Principles. It responds positively to its surroundings, protects residential amenity,

and delivers a high standard of living accommodation. As such, the layout and design of the proposal are compliant with Policies D1, D2, D3 and SP9 of the Local Plan and Section 12 of the NPPF.

6.3.0 **Issue No 3: Highway Safety & Access**

- 6.3.1 The proposed development will decrease the number of bedrooms in the property from 5 to 4, which requires at least 2 parking spaces under Policy T2 of the Local Plan and The Vehicle Parking at New Developments SPD. The dwelling has a sizable front driveway and garage proposed. This will allow for more than 2 vehicles to be parked off street, therefore exceeding policy requirements.
- 6.3.2 The existing vehicular access to the site from Pasture Road will be retained as part of the proposed scheme. In addition, the site benefits from a secondary dropped kerb, which is currently unused. The proposal seeks to utilise this second access point to create an in-out driveway, meaning cars can enter and exit the site safely in a forward gear.
- 6.3.3 The proposal would be compliant with Policy T2 of the Local Plan, and there would not be any adverse impacts on highway safety.

7.0 CONCLUSIONS

7.1.0 Background

7.1.1 This report relates to a planning application for the erection of a detached 4-bed dwelling with integral garage following demolition of the existing dwelling. The proposal is promoted in the following circumstances:

- The principle of demolishing the existing dwelling and replacing it with a new dwelling is acceptable in planning terms.
- The proposed increase in gross internal area is proportionate to the generous plot size and reflects the scale of surrounding development.
- The proposal complies with Policy D2 of the Local Plan, which supports appropriately scaled replacement dwellings that respect local character.
- The development will provide a high standard of internal accommodation, exceeding national space standards, and includes generous garden space.
- The scheme respects the Letchworth Garden City Design Principles, retaining a well-landscaped setting and contributing positively to the street scene.
- The proposal will not result in any adverse impacts on highway safety or residential amenity and is fully compliant with relevant local plan policies and guidance.

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