

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00710/FPH	Single storey side porch extension and alterations to existing side element roof to include installation of glazing. Installation of rear pergola and entrance gate following demolition of existing side element. Installation of solar panels to existing rear roofslope. Alterations to fenestration and insertion of rear rooflights.	40 Hawthorn Hill Letchworth Garden City Hertfordshire SG6 4HG

Submitted Plan Nos

124_1000-Rev-A 124_1050-Rev-A 124_1100-Rev-A 124_1150-Rev-A 124_1200-Rev-A 124_1300-Rev-A_ 124_1400-Rev-A 124_2000-Rev-A_ 124_2100-Rev-A 124_2200-Rev-A 124_2300-Rev-A 124_2400-Rev-A

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places

2.0 **Planning History**

2.1 N/A.

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – None received.

3.2 **Letchworth Heritage Foundation** – First stage approval.

3.3 **North Herts Ecologist** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached dwelling located on the south side of Hawthorn Hill, Letchworth.

4.2 **Proposal**

4.2.1 Planning permission is sought for a single storey side porch extension and alterations to existing side element roof to include installation of glazing. Installation of rear pergola and entrance gate following demolition of existing side element. Installation of solar panels to existing rear roof slope. Alterations to fenestration and insertion of rear rooflights.

4.3 **Key Issues**

4.3.1 The key considerations are design, the impact on the amenities of neighbouring properties, and parking.

Design

4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other

criteria. Policy D2 of the Local Plan states that planning permission for house extensions will be granted if the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.

- 4.3.3 The proposal incorporates several elements on all sides and roof of the host dwelling. To the side of the dwelling, a single-storey porch is proposed with would sit diagonal and behind the principal elevation with a flat roof. There would also be alterations to the existing side element behind the porch including installation of glazing. To the rear, a single-storey pergola is proposed on narrow posts above the immediate rear of the dwelling. To the other side, following demolition of an existing side element, a proposed entrance gate is to be erected. On the side facing roof slopes, solar panels are proposed. Finally, there are considerable changes to fenestration with all windows being changed to match, with contemporary bi-fold doors and general glazing on the side and rear elevations. The development will utilise beige/red bricks, rubber PVC to the flat roof side element, and aluminium clad timber hybrid windows/doors in a white finish to the front and black at the rear.
- 4.3.4 Overall, it is considered that the proposal is acceptable in design terms. The proposed extensions and alterations amount to modest increases in built form, with the porch extension and rear pergola (with no solid walls) the only increases. The remaining alterations are demolition of existing elements, replacing windows with more contemporary ones in terms of appearance and form, and the insertion of glazing and solar panels on the roof, which are all sympathetic to the character of the host dwelling. The contemporary additions and changes are all to the side and rear of the dwelling, with those noticeable changes to the front elevation retaining traditional appearance, with the exception of the side porch which is so set back it will not be wholly visible. The Letchworth Heritage Foundation have granted first stage approval for this scheme, so it is considered appropriate overall. The changes to the front elevation will be visible in the street scene, but not materially harmful to character.
- 4.3.5 The proposal is therefore deemed acceptable in design terms and in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.6 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.
- 4.3.7 The site benefits from two immediate neighbours, No.42 and 38 Hawthorn Hill. Given the scale and type of development proposed, which are modest increases in built form at single-storey level and various other minor changes to the host dwelling, it is considered unlikely that the development will result in material harm to the reasonable living conditions and well-being of neighbouring dwellings, with respect to overdominance, loss of privacy and loss of daylight/sunlight.
- 4.3.8 This is in line with Policy D3 of the Local Plan.

Biodiversity Net Gain

- 4.3.9 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 as it is a householder application.

4.4 **Conclusion**

- 4.4.1 The proposal is considered acceptable in planning terms and in accordance with the relevant policy provisions within the local plan framework.

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 extensions and alterations hereby permitted shall only be finished in the materials as stated on the application form and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development is in-keeping with the host property and 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: 23 May 2025	