

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00134/FPH	Insertion of dormer window on rear south-west valley; second floor front and rear windows to existing gable ends and rooflights to front, rear and side roofslopes to facilitate loft conversion.	75 Spring Road Letchworth Garden City Hertfordshire SG6 3SL
<u>Submitted Plan Nos</u>		
PW-2422-PL001 PW-2422-PL101 PW-2422-PL102 PW-2422-PL110 PW-2422-PL115 PW-2422-PL201 PW-2422-PL202 PW-2422-PL210 PW-2422-PL215 PW-2422-PL250		

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 **Site History**

2.1 16/02812/1HH - Single storey rear extension following demolition of existing conservatory

Conditional Permission

92/00998/1 - Two storey rear extension and rear conservatory (as amplified by drawing no 2502/02A received 4.5.99)

Conditional Permission

3.0 **Representations**

3.1 **Neighbour consultations** – None received.

Letchworth Garden City Heritage Foundation – objection to contemporary design.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a link-detached, two-storey dwelling on the west side of Spring Road, Letchworth Garden City and is within the Letchworth Conservation Area. Gardens exist to the front and rear, along with a driveway and garage.

4.2 **Proposal**

- 4.2.1 Insertion of dormer window on rear south-west valley; second floor front and rear windows to existing gable ends and rooflights to front, rear and side roofslopes to facilitate loft conversion.

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

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses to incorporate 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 rear dormer window would extend from the side roofslope by 2.2m, extend from the rear roofslope by 2.5m and have a height of 2.4m with a flat roof. The external materials would be anthracite cladding for the walls and black EPDM flat roof membrane.
- 4.3.4 The proposed alterations to fenestration would include 2no. second floor gable heritage grade UPVC casement windows, 1no. to the front and 1no. to the rear to existing gable ends and 3no. Velux rooflights, 1no. to the rear and 2no. to the side roof slopes to facilitate a loft conversion.
- 4.3.5 In my view, the scale of the proposed works would be a sympathetic addition to the dwelling and would not be considered disproportionate. While the materials of the proposed glazed dormer may not be considered sympathetic to the dwelling, this element of the proposal would be to the rear and the design and materials of the gable windows are considered acceptable. Therefore, the proposal is not considered to have an unacceptable impact on the character of the dwelling or wider street scene.
- 4.3.6 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1 and D2 of the Local Plan.

Heritage Impact

- 4.3.7 The application site resides within the Letchworth Conservation Area. The Letchworth Garden City Heritage Foundation have objected to the contemporary design of the glazed dormer; however, it is to the rear and screened from the public realm by the existing built form and vegetation. The side elevation rooflight and rear gable window would also be sufficiently screened by vegetation. The front gable window would be visible but would have an acceptable design. Therefore, while the material palette of the glazed dormer may not be considered sympathetic to the dwelling, the proposal would not cause unacceptable harm to the character or appearance of the Conservation Area.

Impact on Neighbours

- 4.3.8 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.

- 4.3.9 Regarding the streetscene, the only visible works would be 1no. rooflight on the side elevation and 1no. gable window on the front elevation. Therefore, the proposal would not harm the streetscene.
- 4.3.10 Regarding no.77 Spring Road, the link-attached neighbour, the glazed dormer would serve a landing; thereby reducing the impact of overlooking. However, given its siting and views, a sense of overlooking to no.77 would increase. Additionally, the side elevation rooflight facing no.77 would be 1.2m above floor level; however, it would largely overlook the roof of no.77. No.77 have not objected to the proposed works. As such, it is not considered that the proposal would result in unacceptable harm upon the no.77's living conditions, as to be objectionable, in terms of dominance, shading or overlooking.
- 4.3.11 This development is therefore considered to not be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.12 The proposal includes an increase in the number of bedrooms from 4no. to 5no. However, the site would retain sufficient space for 2no. parking spaces. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.13 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

- 4.3.14 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 None.

4.6 **Pre-Commencement Conditions**

4.6.1 None.

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: 20 November 2025	