

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01533/FPH	Single storey rear extension and front entrance porch following demolition of existing porch and raised patio area in rear garden.	15 Western Way Letchworth Garden City Hertfordshire SG6 4SE

Submitted Plan Nos

128-25-1001-B 128-25-1000-B

1.0 Policies

1.0 Local and National Policy

1.1 National Planning Policy Framework 2024 (NPPF)

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 North Hertfordshire Local Plan 2011-2031 (NHLP)

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

2.0 **Relevant Site History**

- 2.1 25/01180/LDCP - Single storey rear extension, front entrance porch following demolition of existing porch and raised patio area in rear garden. Refused

3.0 **Representations**

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

- 3.2 **LGCHF** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is located on the west side of Western Way and comprises of a two-storey, end of terrace residential dwelling with gardens to front and rear. To the north is a four-storey block of residential flats.
- 4.1.2 The application site is within the settlement boundary for Letchworth where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 Single storey rear extension and front entrance porch following demolition of existing porch and raised patio area in rear garden.

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 resultant impact on the character and appearance of the area.
 - The impact that the proposed development would have on the living conditions of neighbouring properties.
 - The impact that the proposed development would have on car parking provision in the area.
 - The impact that the proposed development would have on the environment.

Design and Appearance

- 4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which*

to live and work and helps make development acceptable to communities". In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.

- 4.3.3 The application site benefits from a deep front garden meaning the footprint of the dwelling is set back some distance from the highway. The proposed front porch is of a minor scale having a sympathetic design which reflects the existing dwelling and its materials.
- 4.3.4 The proposed rear extension would project from the existing rear elevation of the dwelling by approximately 3.3 metres and would be slightly set off from the boundary with the attached neighbour no.13 Western Way and extending beyond the north side flank elevation by approximately 1.0 metres making it visible above the existing single storey side element. The extension would extend a minor distance beyond the existing rear extension with the attached neighbour. The roof form would be mono pitched with two velux rooflights and to the rear elevation, a window and set of patio doors would be installed.
- 4.3.5 Beyond the proposed extension would be a raised patio with a projection of approximately 3.0 metres having a height of 0.6 metres as measured from the existing ground level. The patio would have a low retaining wall with steps leading down to the remaining garden space.
- 4.3.6 I am satisfied that the scale and design of the proposed porch, rear extension and raised patio would be sympathetic to the existing dwelling in terms of scale and design and would not harm the visual amenity of the area and would be in accordance with Policies D1 and D2 of the Local Plan 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 Local Plan.
- 4.3.8 Whilst it is accepted that the attached neighbour benefits from an existing rear extension and raised patio, the existing boundary fencing would mean that views from the newly formed raised patio would give rise to overlooking and loss of privacy to the occupants of that extension and their outside space. It is therefore necessary that a solid timber fence or suitable alternative obscure glazed screen is installed to the southern boundary with the attached neighbour to protect existing residential amenity.
- 4.3.9 I am satisfied that the proposal is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.10 The existing dwelling does not benefit from off-street parking. However, it was noted at the time of my site visit that groundworks were underway to provide off-street parking.

Biodiversity Net Gain (BNG)

- 4.3.11 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental Implications

- 4.3.12 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the Local Plan, which sets out that development proposals should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.13 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the Local Plan 2011-2031 and Sections 2, 12 and 14 of the NPPF 2024.

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 hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

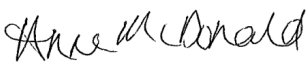
Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

4. Prior to the commencement of the use of the rear raised patio, a solid timber fence or obscure glazed screen shall be installed to the boundary with the neighbouring property no.13 Western Way, Letchworth. The solid timber fence or obscure glazed screen shall be installed to a height of 1.8 metres as measured from the surface of the finished floor level of the rear raised patio and must extend in length for a distance of 3.0 metres. The solid timber fence or obscure glazed screen shall remain in place at all times.

Reason: In order to protect the existing residential amenity of the occupants of the neighbouring property no.13 Western Way and to comply with Policy D3 of the Local Plan 2011-2031 and Section 12 of the NPPF 2024.

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: 21 July 2025	

