

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01610/FPH	Two storey rear extension and single storey side extensions following demolition of existing conservatory, detached garage and outbuildings. Insertion of rooflights to existing side roofslopes. Alterations to front fenestration including insertion of second floor front windows.	42 Green Lane Letchworth Garden City Hertfordshire SG6 1EA

Submitted Plan Nos

26015-001 26015 - 002 26015-010B

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
T2	Parking
SECN14	Achieving well-designed places

2.0 **Site History**

2.1 26/01611/FPH - Erection of rear ancillary outbuilding following demolition of existing rear and front outbuildings.

Concurrent Application.

2.2 85/00209/1 - Erection of single storey rear extension.

Conditional Permission.

3.0 **Representations**

3.1 **LGCHF** – None received.

3.2 **Neighbour Representations** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached dwelling on the east side of Green Lane within a residential part of Letchworth Garden City. The site is served by two Highway accesses onto Green Lane. The site has a number of single storey outbuildings at the rear end of the site.

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for a two storey rear extension and single storey side extensions following demolition of existing conservatory, detached garage and outbuildings. Insertion of rooflights to existing side roofslopes. Alterations to front fenestration including insertion of second floor front windows.

- 4.2.2 The proposed extensions would be approximately:

North side – 11.378m deep, 4.57m wide, 2.99m to parapet wall (flat roof).

South side – 11.378m, 4.38m wide, 2.99m to parapet wall (flat roof).

Rear – 6.38m wide, 5m deep, 3.3m to eaves, 6.8m to ridge.

- 4.2.3 The proposed materials are:

Roof – Match dwelling (Clay tile and brick parapet wall)

Windows – sage green uPVC

Walls – Match existing (white roughcast render)

Doors – Sage green aluminium framed

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 (Chapter 14 – Achieving well-designed places). Policy DP3 of the NPPF states that “*Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings*”. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 The proposed extensions would replace an existing side conservatory, rear extension and detached garage outbuilding. Although they would have a similar footprint in terms of width to

the existing, they would be substantially deeper, taller and bulkier. That being said, they would sit below the existing eaves line of the host dwelling and would establish a clear subordinate relationship with sympathetic materials. The dwelling benefits from a large front garden with several mature trees providing a degree of screening. In my view, the proposed extensions would not result in harm to the character and appearance of the street scene or the host dwelling. I therefore consider that the scale and design of the proposed development to be compliant with policy D1 and D2.

Impact on Neighbouring Properties:

- 4.3.5 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.

Impact on No 40

- 4.3.6 The proposed side extension would bring the built form slightly further away from the boundary compared to the existing garage outbuilding. Given the modest eaves height some of the visual bulk of the extension would be detracted. The existing mature hedge would screen the extension. The extensions are unlikely to contribute to any further loss of sunlight than it already given by the host dwelling itself and the hedgerow. I do not consider the proposed extensions to be overbearing.

Impact on No 44

- 4.3.7 No 44 is set further back from the road than no 42. The proposed side extension would be 0.8m wider than the existing conservatory, deeper and taller with the flat roof. However, this would be mostly screened by the existing hedge and is adjacent to the large driveway / side access where any potential impact to amenity would be minimal.
- 4.3.8 The two storey rear extension would be set sufficiently off the boundary and therefore would not impact either neighbour's amenity.
- 4.3.9 Due to the points raised above, the proposed development would not harm neighbouring amenity and therefore complies with Policy D3 of the Local Plan.
- 4.3.10 The site features a large garden; the acceptable design and modest scale is appropriate for the local context and therefore would not cause any harm on the amenity of future occupiers.

Highways and Parking:

- 4.3.11 The dwelling is served by off-street parking which would not be affected by the proposed development and is therefore considered to be in accordance with Policy T2 of the Local Plan.

Biodiversity Net Gain (BNG)

- 4.3.12 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:

- 4.3.13 Chapter 5 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Chapter 5 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal 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.
- 4.3.10 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Chapter 5 of the NPPF and Policy D1.

Other Matters

- 4.3.15 Regarding the neighbour representation the proposal has been amended to exclude the driveway element. Covenants are separate to planning permission.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2, D3 and T2 of the NHLP 2011-2031 and Chapters, 5 and 14 of the NPPF 2026.

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: 11 September 2026	