

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01691/FPH	Single storey side/rear extension, part single storey, part two storey rear extension and alterations to existing fenestration. Alterations to front landscaping to include erection of front pedestrian access gate.	33 Willian Way Letchworth Garden City Hertfordshire SG6 2HQ

Submitted Plan Nos

1957_1_001B 1957_1_002A 1957_1_009G 1957_1_010H 1957_1_008C

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

T2 Parking

2.0 **Site History**

2.1 **14/01430/1HH** Two storey rear extension with rear and side sun canopy. Front dormer window, rear roof window to facilitate conversion of loft space into habitable accommodation and ancillary works. **Withdrawn**

2.2 **16/03146/1HH** Front dormer window to facilitate conversion of loft into habitable accommodation. **CONDITIONAL PERMISSION**

2.3 **17/01913/1NC** Single storey rear extension (following removal of existing conservatory) with the following dimension:
Length (measured from rear wall of original house) - 8.0 metres

2.4 **19/02079/NCS** Single storey rear extension with the following dimension:
Length as measured from rear wall of original dwelling - 8.0 metres

2.5 **22/01820/FPH** Rebuild of 1920's garage **Withdrawn**

2.6 **23/01673/FPH** Erection of detached garage **Conditional Permission**

3.0 **Representations**

3.1 None

3.2 **Letchworth Heritage Foundation** -Agent confirmed that first stage approval has been granted

4.0 **Planning Considerations**

4.1 Site and Surroundings

- 4.1.1 The property is a detached house on the west side of Willian Way.

4.2 Proposal

- 4.2.1 Planning permission is sought for the erection of a single storey side/rear extension, part single storey, part two storey rear extension and alterations to existing fenestration. Alterations to front landscaping to include erection of front pedestrian access gate.
- 4.2.2 Materials are to match the existing.

4.3 Key Issues

- 4.3.1 The key issues relevant to the assessment of this proposal are:
- Impact on the character and appearance of the streetscene
 - The impact on the amenity of neighbouring properties.
 - Highways, access and parking.

Impact on the character and appearance of the streetscene

- 4.3.2 The objectives of the NPPF include those seeking to secure high quality design and a good standard of amenity (Section 12 – Achieving well-designed places). In this regard, Policy D2 of the Local Plan is consistent with the NPPF.
- 4.3.3 Whilst the proposal would increase the built form of the rear and side elevations, in my opinion this would be acceptable. The proposed dimensions and the single storey nature to the side element will ensure a subordinate relationship with the main property when viewed in the street scene. The proposal two storey and single storey rear elements will also have a sympathetic design with matching roof pitches and materials to match the existing. It is my view therefore, that this development will not result in an adverse impact upon the character and appearance of the street scene.
- 4.3.4 This is considered in line with Section 12 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

Impact on the living conditions of 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 Local Plan
- 4.3.6 Due to the modest scale and position, the development would likely only affect the neighbour at 35 Wilian Way. Due to its single storey nature of the side element, given there was a single storey detached garage in the location, the extension would not be considered overbearing or result in any loss of privacy.
- 4.3.7 In regards to No. 31 Willian Way the first floor element would only raise the ridge height and not project further then the existing therefore the iincrese in height would not be considered overbearing or result in any loss of privacy.

4.3. 8 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.

4.3.9 This development is therefore considered in accordance with Section 12 of the NPPF.

Highways and Parking:

4.3.10 Policy T1 of the North Herts Local Plan states that “*planning permission will be granted provided that... development would not lead to highway safety problems or cause unacceptable impacts upon the highway network*”.

4.3.11 Policy T2 states that “*planning permission will be granted provided that... proposal have regard to relevant Supplementary Planning Documents*”.

4.3.12 The host dwellinghouse has parking for 2 cars therefore compliant with the Parking SPD.

Environmental Implications

4.3.13 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

4.4 Conclusion

4.4.1 The proposed development is considered acceptable and would comply with the necessary provisions sets out within the North Herts Local Plan 2011-2031 and the National Planning Policy Framework (2021). Recommend granting conditional permission.

4.5 Alternative Options

None applicable.

4.6 Pre-Commencement Conditions

None applicable.

5.0 Recommendation

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(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

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.

Biodiversity Net Gain

This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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: 12 August 2025	