

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01453/FPH	Raise height of existing garage roof, insertion of 2No. flat roof light windows, and installation of garage door to replace existing door.	10 Brandles Road Letchworth Garden City Hertfordshire SG6 2HZ

Submitted Plan Nos

PL.101 PL.102 PL.103 PL.104-A PL.105 PL.106

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 23/01675/FPH - Erection of external store roof and installation of 2No. rooflights following demolition of existing external store.

2.2 91/00684/1 - Single storey front extension.

3.0 **Representations**

3.1 **Letchworth Garden City Heritage Foundation** – None received.

3.2 **Neighbour Notifications** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached two storey dwelling on the south side of Brandles Road within a residential part of Letchworth Garden City. The neighbouring dwelling to the east is link attached via their garage.

4.2 **Proposal**

4.2.1 Planning Permission is sought to raise height of existing garage roof, insertion of 2No. flat roof light windows, and installation of garage door to replace existing door.

4.2.2 The proposed materials are:

Roof – Metal coping system to parapet wall (Colour: Grey)

Windows – uPVC rooflights (Colour: Grey)

Walls – Match Existing (Facing brickwork)

Doors– Steel side hinged garage doors with glazed panels. (Colour: Burgundy Brown)

4.3 **Key Issues**

4.3.1 **Principle:** Within settlement boundary, modest alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan

4.3.2 **Design and Impact on Street Scene:** The street scene is relatively uniform in terms of material, form and scale. The majority of dwellings benefit from side garages which are recessed from the front wall of the dwelling. The application site is a slight anomaly with its brown framed windows and timber garage doors. The proposed change to steel garage doors would be sympathetic to the street scene. The rooflights would not be visible from the street scene. The increase in height would be modest and would remain sympathetic to the host dwelling, no impact to the street scene. Complies generally with Policy D1 of the Local Plan.

4.3.3 **Heritage considerations:** N/A. Set away from any Heritage Asset.

4.3.4 **Impact on neighbours:** The garage is located on the boundary with 12 Brandles Road, it does not extend beyond the rear wall of this neighbour, therefore any impact is limited to the side area between the dwellings. The increased height would be modest and would not give rise to any increased dominance or shadowing. Complies with Policy D3 of the Local Plan.

4.3.5 **Parking:** The garage would be retained, no impact to existing parking provision. Complies with T2 of the Local Plan.

4.3.6 **BNG:** Exempt from BNG requirements.

4.3.7 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

4.4.1 Acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 9 September 2026	