

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00911/FPH	Part two storey and part single storey rear extension. Part first floor rear extension and single storey side extension following demolition of existing rear structure. Insertion of one side rooflight in existing roofslope, partial garage conversion and alterations to fenestration.	203 Icknield Way Letchworth Garden City Hertfordshire SG6 4TT

Submitted Plan Nos

A010 A100 Rev 1 A101 A105 Rev 3 A106 Rev 3

1.0 Policies

SECN12 Achieving well-designed places

SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment
SP9	Design and Sustainability
SP13	Historic environment
HE1	Designated heritage assets
T2	Parking
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions

2.0 **Relevant Site History**

2.1 **05/00220/1HH:** Rear canopy and part reconstruction of garage. **Conditional Permission.**

2.2 **87/01318/1:** Erection of two and single storey rear extension. **Conditional Permission.**

3.0 **Representations**

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

3.2 **Letchworth Garden City Heritage Foundation** – No comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a two-storey detached dwelling situated on Icknield Way, Letchworth Garden City. The site benefits from a single storey garage which runs along the east boundary, front onsite parking, and a rear garden. The site is within the Letchworth Garden City settlement boundary and the Letchworth Conservation Area.

4.2 **Proposal**

4.2.1 Part two storey and part single storey rear extension. Part first floor rear extension and single storey side extension following demolition of existing rear structure. Insertion of one side rooflight in existing roofslope, partial garage conversion and alterations to fenestration.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- Design and impact on local character;
- Impact on the historic environment;
- Impact on neighbour amenity;
- Highways and parking matters;
- Impact on the environment;
- Biodiversity Net Gain (BNG).

Design and Impact on Local Character

- 4.3.2 Policies D1 and D2 of the North Herts Local Plan 2011-2031 (NHLP) require that development proposals respond positively to the site's local context. Policy D2 specifies that extensions to houses should be sympathetic to the main dwelling in terms of scale, form and orientation. These policies are broadly consistent with paragraph 135 of the NPPF.
- 4.3.3 The part two-storey, part single-storey extension would extend beyond the rear elevation of the main dwelling by 1.9m. The single storey part, which is positioned to the east, would have a flat roof measuring 3.25m in height. The two-storey element, which is positioned to the west, would have a dual-pitched roof measuring 4.3m to the eaves and 6.9m to the ridge. The design of the extension would continue the line of the existing rear gable and retain a similar window style at first floor level, as to respect the existing character of the dwelling. The combined scale and design of the extension is considered to be acceptable.
- 4.3.4 To the rear, the application also proposes a gable extension at first floor level to the west side of the dwelling. The extension would extend as far as the existing rear building line and would be framed by the gap created by the proposed single storey element of the rear extension. The style of the proposed window would be sympathetic to the existing fenestration. The first floor gable extension is therefore acceptable in design terms.
- 4.3.5 To the side, the application proposes a single-storey side extension. The extension would extend beyond the west elevation by 1.3m, measuring 8m in length. The extension would have a hipped roof measuring 2.5m to the eaves and 3.4m to the ridge. The design would be in-keeping with the main dwelling and other proposed works.
- 4.3.6 All extensions would be finished with a roughcast render finish and plain tiles to match the host dwelling, as to be sympathetic to the existing site character.
- 4.3.7 Additional alterations proposed would include the extension of the utility room into the existing garage space, as well as the provision of 1no. roof light to the existing west roof slope. The alterations to the utility/garage would not alter the external appearance. The roof light would be small in scale. The additional alterations are therefore acceptable in design terms.
- 4.3.8 The proposal is considered to accord with Policies D1 and D3 of the Local Plan, as well as paragraph 135 of Section 12 of the National Planning Policy Framework.

Impact on the Historic Environment

- 4.3.9 Policy HE1 emphasises how permission will be refused where proposals would cause substantial harm or a loss of significance to a Heritage Asset - in this case, the Letchworth Conservation Area - and permission should be refused unless it can be demonstrated that the proposal is necessary to deliver considerable public benefits to outweigh this harm or loss. Policy SP13 emphasises how great weight will be given to the potential harms to the significance of heritage assets, seeking their conservation and management of their setting. These policies comply with the LPA's statutory duty under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and are broadly commensurate with Section 16 of the NPPF.

- 4.3.10 The majority of the proposed development would be to the rear, which is not visible from the street view. The proposed side extension would be visible from public view would but minimal in scale, at single storey level, and finished in materials to match the main dwelling. Given the design and scale of the proposed extensions it is considered that the proposed development would not have an unacceptable impact on the character of the Letchworth Conservation Area, the character of the area would be preserved and the heritage significance would be unharmed.
- 4.3.11 Regarding the impact upon the historic environment, the proposed development accords with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies SP13 and HE1 of the Local Plan, and Section 16 of the NPPF.

Impact on Neighbours

- 4.3.12 Policy D3 of the Local Plan permits development that does not result in acceptable harm to the amenity of neighbouring occupiers and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.
- 4.3.13 The rear extensions would only extend the existing building line by a minimal degree. The proposed side extension would be single storey and would maintain a 1m distance from the boundary, as to minimise impacts to the west. There are no proposed east or west facing windows at first floor level and all proposed roof lights would be positioned above 1.7m. Therefore, the proposed extensions would not result in any adverse overlooking, overshadowing or overbearing impacts.
- 4.3.14 Overall, the proposal would not have an unacceptable impact on existing residential amenity and therefore accords with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking

- 4.3.15 The proposal would not increase the no. of bedrooms and would not impact existing access and parking arrangements on site. The development therefore complies with Policy T2 of the NHLP.

Environmental Implications

- 4.3.16 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design'; with which the proposal is commensurate with. Policy D1 is

broadly consistent with the aims of Section 14 of the NPPF. There are no other environmental implications as a result of the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.17 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 26 May 2026	