

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01440/S73	Variation of Condition 2 (Drawing numbers) of planning application refernece 26/00375/FPH granted on 01.04.2026 for Single storey front/side extension, two storey side extension to include integral garage. Alterations to fenestration. Alterations to existing rear extension. Single storey extension following demolition of existing garage. Associated rear landscaping. Extend existing driveway.	63 Howard Drive Letchworth Garden City Hertfordshire SG6 2BU

Submitted Plan Nos

L01 L02 Rev C

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

2.0 **Relevant Site History**

2.1 26/00375/FPH - Single storey front/side extension, two storey side extension to include integral garage. Alterations to fenestration. Alterations to existing rear extension. Single storey extension following demolition of existing garage. Associated rear landscaping. Extend existing driveway.

Conditional Permission

3.0 **Representations**

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

3.2 **Letchworth Heritage Foundation** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a two-storey semi-detached dwelling situated on Howard Drive, Letchworth Garden City.

4.1.2 A number of first floor side extensions over garages exist along Howard Drive.

4.2 **Proposal**

4.2.1 Variation of Condition 2 (Drawing numbers) of planning application refernece 26/00375/FPH granted on 01.04.2026 for Single storey front/side extension, two storey side extension to include integral garage. Alterations to fenestration. Alterations to existing rear extension. Single storey extension following demolition of existing garage. Associated rear landscaping. Extend existing driveway.

4.2.2 The proposed changes from the original plans are a reduction in width of the side extensions and alterations to fenestration/doors.

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 impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design and Appearance:

4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

4.3.3 The proposed changes from the original plans are a reduction in width of the extensions away from the boundary line by ~0.9m now leaving a 2.06m inset, a different grey composite front entrance door, a change to roller shutter garage doors and alterations to fenestration of the approved single storey rear element such that the external door is removed. All other design elements remain the same as approved.

4.3.4 In my view, the proposal is still considered to be acceptable in terms of the material palette, massing, siting and roof design. The proposal would not cause harm to the character and appearance of the dwelling or streetscene. As such, the proposed development complies with Policy D1 and D2 of the NHLP and Section 12 of the NPPF.

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.

4.3.6 Regarding neighbour amenity, the proposed two-storey extension would remain sufficiently set away from the southern neighbour. The proposed rear extension would still closely match the depth of the adjoining neighbour. The proposal includes no first-floor side elevation windows. Therefore, it is not considered that the proposal would result in unacceptable harm to residential amenity in terms of over-dominance, shading or loss of privacy.

4.3.7 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.8 The development includes a potential increase in the number of bedrooms. The extension would reduce the size of the integral garage such that internal car parking is unlikely and is now indicated as storage. The proposal includes additional hardstanding to widen the driveway such that a minimum of 2no. parking spaces would remain. Therefore, regarding Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.9 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.10 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 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 the original planning permission (ref: 26/00375/FPH).

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

1. 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Date: 16 July 2026	
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