

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03128/FPH	Single storey rear extension to include solar panels, installation of rear air source heat pump, partial garage conversion to facilitate habitable accommodation and associated internal alterations (amended plans received 06/02/2026).	33 Haymoor Letchworth Garden City Hertfordshire SG6 4HS

Submitted Plan Nos

Location Plan 33HM-FP100 Rev 00 33HM-FP101 Rev 00 33HM-FP102 Rev 00 33HM-FP103 Rev 00
33HM-FP200 Rev 00 33HM-FP201 Rev 02 33HM-FP202 Rev 02 33HM-FP203 Rev 02 33HM-FP210 Rev
00 33HM-FP211 Rev 04 33HM-FP212 Rev 03 3H-FP213 Rev 02 33HM-FP214 Rev 02

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

Notes:

- Consultation:
 - Letchworth Garden City Heritage Foundation - no comment received.
 - NHDC Environmental Health Officer (air quality) – require further details regarding noise – can deal with by condition.
- Neighbour consultation - no objections have been received to this application.
- Relevant planning history:
 - 07/01198/1HH - First floor side and two storey side and rear extension. Single Storey rear extension and rear dormer window to facilitate loft conversion. Solar panel on rear roof slope. Refused 02.07.2007.
 - 07/02780/1HH - Two storey side and rear extension incorporating single garage following demolition of existing. Single storey rear extension and rear dormer window to facilitate loft conversion. Solar panel on rear roof slope. CP 15.01.2008. This appears to have been built on site.
- Planning constraints – none relevant to the site.
- Existing property:
 - 2 storey semi-detached property. The property has been previously extended including accommodation in the roof.
 - Materials - brick and render with tile roof.
 - Step down into garden from rear of property – garden slopes gently down to the rear.
- Surrounding area - the surrounding area is largely residential with a degree of uniformity in the streetscene.

- Proposal – consent is sought for:
 - *“Single storey rear extension to include solar panels, installation of rear air source heat pump, partial garage conversion to facilitate habitable accommodation and associated internal alterations (amended plans received 06/02/2026).”*
 - Proposed materials to match existing.
- Design - the property has an existing modest single storey rear extension with a lean-to style roof. This mirrors the neighbouring property no 35, although the roof form at no 35 is a flat roof over the rear extension.
 - it is proposed to add a 4m deep single storey rear extension to the existing rear extension. The lean-to style roof form will be removed and replaced in part with a new pitched roof over the proposed extension and existing rear extension. Therefore, whilst the proposed extension is 4m in depth, the new roof structure will extend to approximately 5m in depth, with a height to the ridge of approximately 3.8m.
 - the roof over the remaining part of the existing rear extension will be a flat roof to mirror the neighbouring roof form.
 - The overall height and depth of the extension and roof form, combined with the slope of the garden result in a reasonably substantial addition to the property. However, the addition relates well to the host dwelling and adequate space remains around the proposal within the plot.
 - The proposed materials to match existing will help the addition to relate sympathetically to the host dwelling and are acceptable.
 - The proposal not be visible from the street. No unacceptable harm will be caused to the character and appearance of the streetscene.
 - Solar panels – located at the rear and not visible from the street – acceptable.
 - Air source heat pump - located at the rear on the side of the extension and not visible from the street – acceptable.
 - The overall design and appearance of the proposed extension relates adequately to the host dwelling and neighbouring properties and is acceptable.
- Potential impact on neighbouring amenity
 - *impact on no 31:*
 - no 31 sits at a lower level than no 33.

- The extension will be single storey and will be set off the boundary by approximately 3.8m.
- Due to the orientation of the properties, no overshadowing should occur.
- No unacceptable harm will be caused to the amenity of no 31.
- *Impact on no 35:*
 - Following discussions with the applicant about the overall depth of the roof form, revised plans were received on 06/02/2026, reducing the original depth of the roof of the proposal to the current depth of 5m.
 - The proposed extension will be set approximately 1.5m off the boundary and extend to some 4m in depth with the overall roof depth being approximately 5m deep.
 - The overall height and depth of the extension and roof form, combined with the downwards slope of the garden may result in some degree of perception of overbearing mass and bulky form. This will be particularly as a result of the height and depth of the roof form.
 - Due to the orientation of the properties, some degree of overshadowing may occur during parts of the day.
 - It is considered that whilst some degree of harm may arise to the amenity of no 35, the degree of harm caused would not be sufficient to warrant a refusal on this basis.
 - An air source heat pump is proposed to be located on the side of the extension facing no 35. It is reasonable and necessary to attach a condition requiring details of the air source heat pump to be submitted prior to installation to ensure noise levels are acceptable and will not cause harm to neighbouring amenity.
- Amenity for future occupiers – acceptable.
- Parking and access – the proposal does not generate the need for additional parking but will result in the loss of the existing garage. However, there is adequate space to park on the driveway and on street parking provision.
- Conclusion - the application is therefore considered acceptable in planning terms and to comply with Local Plan policies D1, D2, D3 and T2 and the provisions of the NPPF.
- Recommendation - Grant conditional permission.

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.

4. Prior to its installation, details of the air source heat pump shall be submitted to the LPA and approved in writing and installed on site.

Reason: To ensure that no adverse harm is caused to the amenity of the neighbouring occupiers and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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: 12 February 2026	