

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00296/FPH	Two storey rear extension and alterations to existing garage including raising roof height to facilitate garage conversion. Alterations to fenestration throughout including insertion of first floor side window.	42 Highfield Letchworth Garden City Hertfordshire SG6 3PZ

Submitted Plan Nos

2023 / 10 / 03 2023 / 10 / 02 2023 / 10 / 01

1.0 Policies

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

SP9 Design and Sustainability

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

2.0 **Relevant Site History**

2.1 **23/01300/FPH:** Replace existing side elevation attached garage door to facilitate conversion of garage into habitable accommodation and two storey rear extension. **Conditional Permission.**

2.2 **00/00178/1HH:** Extension to existing garage. **Conditional Permission.**

3.0 **Representations**

3.1 **Neighbour Consultation** – No comments 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 along Highfield, Letchworth Garden City. The site benefits from front parking provision and a rear garden. The hipped roof form and use of brown brick of the dwelling is typical of Highfield Avenue. The site is within the Letchworth settlement boundary.

4.2 **Proposal**

4.2.1 Two storey rear extension and alterations to existing garage including raising roof height to facilitate garage conversion. Alterations to fenestration throughout including insertion of first floor side window.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- Design and impact on local character;
- 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 Hertfordshire 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 proposed two-storey rear extension would extend beyond the rear elevation by 5m. The width of the extension would not exceed the width of the main dwelling. The extension would have a dual-hipped roof form with an eaves height of 5.1m and a ridge height of 7.2m. The extension would be constructed of brown brick, plain roof tiles and white uPVC windows/doors to match the main dwelling.
- 4.3.4 It is recognised that the rear extension would be substantial in scale. However, the extension would assimilate well with the main dwelling by maintaining the same eaves height and by using materials to match. Furthermore, the ridge height of the dual hipped roofs would be noticeably lower than the ridge of the host dwelling and would follow the existing roof pitch. As such, the extension would maintain a degree of subordination in its visual massing and would be screened by the main dwelling when viewed from the street. As such, the proposed rear extension is acceptable in design terms.
- 4.3.5 The application also proposes to convert the existing garage to a home gym/utility. The conversion would not change the dimensions of the building, aside from slightly raising the flat roof height from 2.5m to 2.7m. 3no. flat roof lights would be installed to this part of the roof. Replacement double doors, matching the scale of the existing garage doors, will be fitted to the front elevation. The garage conversion would have a minimal impact on the character of the site from the street view and is therefore acceptable.
- 4.3.6 The proposal is considered to accord with Policies D1 and D2 of the Local Plan, as well as paragraph 135 of Section 12 of the National Planning Policy Framework.

Impact on Neighbours

- 4.3.7 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.
- 4.3.8 The rear extension would be removed from the south boundary and would extend as far as the building line of the two-storey neighbouring dwelling, no.40 Highfield. The extension would be distanced from the north boundary by the garage. It is therefore considered that the proposed rear extension would not result in unacceptable overshadowing, overbearing or overlooking impacts.
- 4.3.9 While the garage is positioned directly on the north boundary, the raising of the roof by 0.2m is not considered to intensify the existing relationship between the structure and neighbouring property, no.44 Highfield, by an unacceptable degree. Likewise, the new upper-floor window proposed to the north elevation of the existing dwelling would be

small in scale and obscure glazed, as to not cause unacceptable overlooking impacts to no.44 Highfield.

- 4.3.10 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

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

Environmental Implications

- 4.3.12 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)

- 4.3.13 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.

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.

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: 21 May 2026	