

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01611/FPH	Erection of rear ancillary outbuilding following demolition of existing rear and front outbuildings.	42 Green Lane Letchworth Garden City Hertfordshire SG6 1EA

Submitted Plan Nos

26015 - 001 26015 - 002 26015 - 010 26015 - 011

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 26/01610/FPH - Two storey rear extension and single storey side extensions following demolition of existing conservatory, detached garage and outbuildings. Insertion of rooflights to existing side roofslopes. Alterations to front fenestration including insertion of second floor front windows.

Concurrent Application.

2.2 85/00209/1 - Erection of single storey rear extension.

Conditional Permission.

3.0 **Representations**

3.1 **LGCHF** – None received.

3.2 **Neighbour Representations** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached dwelling on the east side of Green Lane within a residential part of Letchworth Garden City. The site is served by two Highway accesses onto Green Lane. The site has a number of single storey outbuildings at the rear end of the site.

4.2 **Proposal**

4.2.1 Planning Permission is sought for the erection of rear ancillary outbuilding following demolition of existing rear and front outbuildings.

4.2.2 The proposed outbuilding would be approximately 9.986m wide, 4m deep, 2.229m to eaves and 3.119m to ridge.

4.2.3 The proposed materials are:

Roof – Match dwelling (Clay tile)

Windows – Match dwelling (white uPVC)

Walls – Black timber vertical cladding

Doors– Black composite

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 outbuilding would be proportionate in scale to the host dwelling with sympathetic materials. It would be sited within the rear garden with no visibility from the public realm. Complies generally with Policy D1 of the Local Plan.

4.3.3 **Heritage considerations:** None.

4.3.4 **Impact on neighbours:** The proposed outbuilding would be single storey with a modest ridge and eaves height and is slightly set off the boundary. There are no side windows and the front facing windows are at ground floor level. In my view, it would not be considered overbearing or contribute to any loss of privacy or light. Complies with Policy D3 of the Local Plan.

4.3.5 **Parking:** No alteration to existing parking court. 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.

4.3.8 **Other Matters:** a condition is recommended that the proposed outbuilding remains under ancillary usage to the dwelling, to prevent its conversion into habitable living accommodation.

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.

3. The outbuilding hereby permitted shall only be used for purposes ancillary to the residential use of the dwellinghouse known as 42 Green Lane, Letchworth Garden City.

Reason: To avoid an inadequate standard of amenity for both the host dwelling and neighbouring properties and to comply with Policies HS6 and D3 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Date: 11 September 2026	
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