

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00444/FPH	Single storey front extension, replacement front dormer window and front bay window, installation of EVCP and front landscaping works.	26 Hawthorn Hill Letchworth Garden City Hertfordshire SG6 4HG

Submitted Plan Nos

HET-1833 01 D HET-1833 02 D

1.0 Policies

SECN12	Achieving well-designed places
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SECN14	Meeting climate change,coastal,flooding
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SECN16 Conserve + enhance historic environment

SP9 Design and Sustainability

SP13 Historic environment

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

HE4 Archaeology

2.0 **Site History**

2.1 **14/00789/1DOC:** Details reserved by condition 3 (External Materials) of planning permission ref no. 13/02719/1HH granted on 8 January 2014. **Approval of Details.**

2.2 **13/02719/1HH:** Two storey rear extension, single storey rear extension and insertion of rear dormer window. **Conditional Permission.**

2.3 **13/00168/1HH:** Two storey rear extension. **Conditional Permission.**

3.0 **Representations**

3.1 **Neighbour Consultation** – ONE comment received in SUPPORT. Including: No. 24 Hawthorn Hill. Comments summarised below:

- Design in keeping with local character.

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

3.3 **HCC Historic Environment** – No comments.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a detached, two-storey chalet-style bungalow located on Hawthorn Hill, Letchworth Garden City. The design of the dwelling is typical of the Hawthorn Hill street character. The site benefits from front parking provision and a rear garden. The front (north) boundary is presently treated by hedging.

4.1.2 The site is located within the Letchworth Garden City settlement boundary, as well as the Norton Common Archaeological Area.

4.2 **Proposal**

4.2.1 Single storey front extension, replacement front dormer window and front bay window, installation of EVCP and front landscaping works.

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.

Design

- 4.3.2 Policies D1 and D2 of the 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 front extension would be constructed of facing brick and dark grey roof tiles to match existing, and measure 3.4m in width and 2m in depth with a 0.2m eaves overhang. The extension would have a dual-pitched roof measuring 2.6m to the eaves (to match the host dwelling) and 4.75m to the ridge. The scale of the extension would not over-obscure the principal elevation, the roof pitch is appropriate in the context of the high ridge height of the main dwelling, and materials are sympathetic to existing. The extension would match the design and placement of front extensions along Hawthorn Hill. The design of the proposed front extension is therefore acceptable.
- 4.3.4 Presently, the dwelling features two front dormers. The application proposes to remove both dormers to accommodate the proposed front extension and erect a replacement dormer to the front roof slope. The replacement dormer would have a flat roof, measuring 1.6m in height, 2.6m in width, 1.12m in depth with an eaves overhang of 0.2m. The dormer would be finished with hanging tiles to match the roof of the main dwelling. The siting, scale and materials of the proposed dormer would therefore be sympathetic to the host dwelling and acceptable in design terms.
- 4.3.5 The application also proposes a replacement front window, an EV charger, and landscaping works. The replacement front window would be appropriate for the dwelling and street scene. The EV charger would be mounted to the principal elevation to the side of the new window. The charger would be small in scale and would therefore have a minimal visual impact. The proposed landscaping would replace the existing hardstanding with turf and retain the boundary hedging. Overall, the proposed developments would be acceptable in design terms.
- 4.3.6 The proposal therefore accords 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 the Historic Environment

- 4.3.7 The site is within the Norton Common Archaeological Area. Policy HE4 of the NHLP outlines the importance of safeguarding archaeological assets. As reiterated by the response received from the HCC Historic Environment Officer, it is believed that the proposal will not impact archaeological assets within the Norton Common Archaeological Area.

Impact on Neighbours

- 4.3.8 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.

- 4.3.9 The proposed front extension would sit parallel with the front parking area of neighbouring dwelling, no.28 Hawthorn Hill, and would be positioned to the north. Therefore, there would be no overlooking, overshadowing or overbearing impacts as a result of the proposed front extension.
- 4.3.10 The property already benefits from front dormer extensions. Therefore, the provision of a singular replacement dormer of a modest scale would not intensify the existing relationship between the site and neighbouring properties.
- 4.3.11 The proposal therefore accords with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking

- 4.3.12 The proposed landscaping to the front would remove 1no parking space. However, the property would still be able to accommodate sufficient parking on the remaining hard standing. Furthermore, off-street parking provision is available and the site is within a sustainable location. Therefore, the proposal meets the requirements of 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'. Examples of sustainable design under Policy D1 include reducing energy consumption and waste, as well as retaining existing vegetation. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF.
- 4.3.13 In accordance with the principles of sustainable design, the proposed landscaping would retain vegetation on site and would provide sustainable energy sources through the EV charging point. There are no other environmental implications as a result of the proposed development.

Biodiversity Net Gain

- 4.3.15 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: 8 April 2026	