

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02605/FPH	Single storey front extension, single storey side extension, part two storey and part single storey rear extension, and conversion of attached outbuildings into habitable accommodation following demolition of existing front canopy.	170 Eastern Way Letchworth Garden City Hertfordshire SG6 4PF

Submitted Plan Nos

38-100 38-101A 38-102A 38-1000

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 **Site History**

2.1 23/01072/FPH - Part two storey and part single storey rear extension. First floor and single storey side extensions. Single storey front extension.

Conditional Permission

3.0 **Representations**

3.1 **Neighbour consultations** – None received.

3.2 **Letchworth Garden City Heritage Foundation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a semi-detached, two-storey dwelling situated on Eastern Way, Letchworth Garden City. The site benefits from a garage and a front and rear garden.

4.2 **Proposal**

- 4.2.1 Single storey front extension, single storey side extension, part two storey and part single storey rear extension, and conversion of attached outbuildings into habitable accommodation following demolition of existing front canopy.

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

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. 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 front porch extension would have a width of 4.135m, a depth of 1.0m and have a pitched roof with an eaves height of 2.25m and a peak height of 3.25m. The proposed external materials are set to match existing.

- 4.3.4 The proposed side extension would extend forward from the existing side element by 1.515m at a width of 2.109m, remaining set back from the existing front most wall by 0.39m and would match the existing side element's roof form and height. The design includes 2no. rooflights. The proposed external materials are set to match existing.
- 4.3.5 The proposed rear extension would have a total width of 6.75m, extending 1.0m beyond the side elevation wall, and a total depth of 3.85m. The proposed two-storey element would extend 1.9m from the existing rear most wall and have a dual pitched, gable end roof form with an eaves height of 4.7m and a ridge height of 7.15m. The proposed single storey element would extend a further 1.95m and have a pitched roof form with an eaves height of 2.5m and a peak height of 3.35m. The design includes 2no. rooflights to the single storey element. The proposed external materials are set to match existing.
- 4.3.6 The streetscene is largely characterised by distinct gaps between sets of dwellings; however, other examples of built form within these gaps exists along the streetscene and the protrusion would only be by 1.0m.
- 4.3.7 In my view, the proposal is considered to be acceptable in terms of the material palette, massing, siting and roof design and would, therefore, 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 Neighbours

- 4.3.8 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.
- 4.3.9 Regarding no.172 Eastern Way, the adjoining neighbour, the rear elevation of the semi-detached pair is predominantly south facing, so additional shading is likely to occur; however, this is mitigated by the reasonable depth of the proposed rear extension and the inset corner of the single storey element. There are no proposed upper-floor side elevation windows and any sense of dominance is mitigated by the reasonable depth of the proposed rear extension. As such, it is not considered that the proposal would result in unacceptable harm upon the living conditions of no.172, as to be objectionable, in terms of over dominance, shading or overlooking.
- 4.3.10 Regarding no.168 Eastern Way, the western neighbour, the rear elevation of this dwelling is predominantly south-east facing, so additional shading is likely to occur; however, this is mitigated by the reasonable depth of the proposed rear extension and the distance between dwellings. There are no proposed upper-floor side elevation windows and any sense of dominance is mitigated by the reasonable depth of the

proposed rear extension. As such, it is not considered that the proposal would result in unacceptable harm upon the living conditions of no.168, as to be objectionable, in terms of over dominance, shading or overlooking.

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

Highways and Parking:

- 4.3.12 The proposal does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.13 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

- 4.3.14 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 28 January 2026	