

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00959/FPH	Two storey side and rear extension to include a Juliet balcony, single storey rear extension and alterations to existing fenestration. Installation of front elevation solar panels and rear elevation sun tunnels to existing and proposed roofslopes. Alterations to existing hard and soft landscaping (as amended by plans received on 23/05/2025).	11 Olden Mead Letchworth Garden City Hertfordshire SG6 2SP

Submitted Plan Nos

PL-499 PL-500 PL-501 PL-502 PL-503 PL-601 PL-602 PL-604 PL-606 PL-603 Rev B PL-600 Rev B PL-605 Rev B

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2024 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

2.0 **Relevant Site History**

2.1 23/01647/FPH - Single and two storey side and rear extensions, with alterations and enlargement of front driveway following demolition of existing side elevation attached garage (as a resubmission of planning application 22/01480/FPH granted on 19.07.2023) (as amended by plans received on 13/09/2023). Conditional Permission.

2.2 22/01480/FPH - Single and two storey side and rear extensions, with alterations and enlargement of front driveway following demolition of existing side elevation attached garage. Conditional Permission.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **LGCHF** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a two-storey, detached residential dwelling with integral single storey garage to the south flank elevation. Gardens exist to the front,

north side and rear of the dwelling and off-street parking is provided within the residential curtilage of the dwelling.

- 4.1.2 The application site is within the settlement boundary for Letchworth where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 Two storey side and rear extension to include a Juliet balcony, single storey rear extension and alterations to existing fenestration. Installation of front elevation solar panels and rear elevation sun tunnels to existing and proposed roofslopes. Alterations to existing hard and soft landscaping.

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 resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance

- 4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*”. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.

- 4.3.3 The proposed single storey rear extension would extend beyond the rear elevation of the existing dwelling by 3.0 metres retaining a gap between the dwelling and garage. The two-storey extension to the side of the would form part of the rear extension and would extend beyond the north side flank elevation of the existing dwelling by 4.0m. The side extension would be set back from the principal elevation of the existing dwelling and the rear extension would be in line with the existing garage. Openings would comprise of three windows to the front elevation of the extension, two full length windows and a doorway at ground floor level and a window to an en-suite at first floor level to the north side flank elevation. To the rear elevation a set of double doors and a set of bi-folding doors would be installed with the addition of a window and Juliet Balcony at first floor level. The roof form of the single storey extension would be mono-pitched with three rooflights and sun tunnel with the two-storey side extension being a pitch to the front roofslope and a pitched gable to the rear roofslope with three sun tunnels. The ridge height of the proposed two-storey side extension would be set down from the ridgeline of the existing dwelling and in line with the existing eaves height. Minor changes to the fenestration to the rear first floor of the existing dwelling are incorporated within the proposed plans. Materials would match those of the existing dwelling.

- 4.3.4 Solar panels would be installed to the existing and proposed front roofslopes of the dwelling.
- 4.3.4 There would be changes to both hard and soft landscaping, the hard landscaping would increase the number of vehicle parking spaces from two to three.
- 4.3.5 I am satisfied that the scale and design of the proposed extensions and the installation of solar panels would be sympathetic to the existing dwelling and would not harm the visual amenity or context of the locality of the area and would be in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.9 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 Local Plan.
- 4.3.10 Whilst I accept there would be some impact as a result of the proposed two-storey side extension on the west side flank elevation of the neighbouring property to the east no.12 Olden Mead, any impact would be later in the day and is not considered to result in significant harm to existing residential amenity.
- 4.3.11 I am therefore satisfied that the proposal is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.12 The proposed development would see an increase in the number of off-street vehicle parking spaces from two to three and is therefore considered to be in accordance with Policy T2 of the Local Plan.

Highways and Parking

- 4.3.7 The dwelling is served by sufficient off-street parking spaces which would not be affected by the proposed development and is therefore considered to be in accordance with Policy T2 of the Local Plan.

Biodiversity Net Gain (BNG)

- 4.3.8 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental Implications

- 4.3.9 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the Local Plan, which sets out that development proposals should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.10 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would

be generally in accordance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the Local Plan 2011-2031 and Sections 2, 12 and 14 of the NPPF 2024.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

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 extensions hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 27 May 2025	