

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01737/FPH	Part two storey and part single storey rear extension following demolition of existing rear conservatory. Installation of Air Conditioning unit and Electric Vehicle Charging Point	50 Aubreys Letchworth Garden City Hertfordshire SG6 3TU

Submitted Plan Nos

1875/01 Rev B 1875/02 Rev B

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3	Protecting living conditions
T2	Parking
SECN14	Achieving well-designed places

2.0 **Site History**

2.1 No previous site history.

3.0 **Representations**

3.1 **Neighbour Representations – 1x Objection:**

- Loss of privacy.
- Overlooking into lounge and dining area.
- Air conditioning unit would potentially generate noise.

3.2 **Environmental Health (Noise) –**

14th August 2026 – Objection. Seeks make and model of air conditioning unit, and seeks an amendment to the location of the unit to mitigate noise for neighbouring properties.

September 2026 – Recommends Air Source Heat Pump model condition. Considers repositioned unit to the rear elevation to be acceptable.

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 50 comprises a detached two storey dwelling off Aubreys, a residential road in Letchworth Garden City.

4.2 **Proposal**

4.2.1 **Planning Permission is sought for:**

Part two storey and part single storey rear extension following demolition of existing rear conservatory. Installation of Air Conditioning unit and Electric Vehicle Charging Point.

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 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings 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 Chapter 14 of the National Planning Policy Framework.

4.3.3 The proposed built form and materials would be suitably similar to the existing dwelling, with minimal to no impact upon the character and appearance of the dwelling as seen from the street scene. The works are to the rear of the dwelling and would therefore be obscured from view from the public realm. Some views would be gained from neighbouring gardens, though I consider that this would be modest.

4.3.4 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Chapter 14 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.

4.3.6 The development would not project significantly (approximately less than 3m) beyond the existing rear elevation of the host dwelling and the neighbouring dwellings. Therefore, impacts to light and dominance would not be unacceptable. Outlook would be similar to existing, and therefore privacy concerns are not considered to arise. It is acknowledged that a large window would be brought forward by approximately 2.57m, however, given the existing outlook from the window is considered to provide sufficient reasoning to not object to the new window location. Environmental Health have recommended a condition relating to the unit of the air source heat pump to allow for the consideration of prospective noise impacts. The unit has also been repositioned to the rear elevation, and this is considered to improve acoustic impacts.

4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore

compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Chapter 18 of the NPPF.

Biodiversity Net Gain:

- 4.3.10 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.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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. Prior to the installation of the air conditioning unit in the agreed position at the rear of the property, it is required that details of the unit shall be submitted to and approved in writing by the Local Planning Authority, and shall be installed as agreed, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of neighbouring residents to comply with the provisions of Policy D3 of the North Herts Local Plan 2011-2031.

4. 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. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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: 22 September 2026	