

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01916/FPH	Replacement front porch and alterations to fenestration (Development already carried out).	2 Pix Road Letchworth Garden City Hertfordshire SG6 1PX

Submitted Plan Nos

Location Plan Pre-existing Ground Floor Plan Existing and Pre-Existing Front Elevation Pre-existing
Section Plan Existing Section Plan

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 **Relevant Site History**

2.1 79/00020/1 - Erection of single storey side extension for garage.

Conditional Permission

3.0 **Representations**

3.1 **Site and Neighbour Consultation** – 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 an end-terraced, two-storey residential dwelling on the west side of Pix Road, Letchworth Garden City. The site benefits from a driveway, a garage and a rear garden. The application resides within the Letchworth Conservation Area.

4.2 **Proposal**

- 4.2.1 Replacement front porch and alterations to fenestration (Development already carried out).

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 planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions will be granted if the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.
- 4.3.3 The application seeks retrospective planning permission. The now existing front porch extends no wider or deeper than the pre-existing front porch. The pre-existing flat roof has been replaced with a concrete tiled pitched roof with an eaves height of 2.35m to match the pre-existing eaves height and a peak height of 3.35m. The pre-existing external wall material has been changed to facing brick to match the existing dwelling. The alterations to fenestration include a different window style and the introduction of uPVC framing, similar to many dwellings along Pix Road.

- 4.3.4 In my view, the scale of the now existing development is a sympathetic addition to the dwelling and is not considered disproportionate. The roof form and materials are considered sympathetic to the dwelling and wider street scene and do not result in an adverse effect on the character of the dwelling or streetscene. This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1 and D2 of the Local Plan.

Heritage Impact

- 4.3.5 Given the appropriate massing and the use of sympathetic materials and roof design, it is not considered that the existing development causes harm to the character and appearance of the Conservation Area.

Impact on Neighbouring Properties:

- 4.3.6 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.
- 4.3.7 The proposal is minor in scale and is not considered to result in unacceptable harm upon neighbour amenity in terms of overdominance, shading or overlooking.
- 4.3.8 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.9 The existing development did not include an increase in the number of bedrooms, therefore there would remain compliant with policy T2 of the NHLP.

Biodiversity Net Gain (BNG)

- 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.

Environmental Implications:

4.3.11 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 North Herts Local Plan, which sets out that development proposal 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.

4.3.12 The existing development, has no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

4.4 **Conclusion**

4.4.1 The existing development is considered acceptable and in accordance Policies D1, D2, D3, HE1, T2 of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF.

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:

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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 3 October 2025	