

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02080/FPH	Erection of front porch and changes to single storey rear element rooflight and position. (Development has commenced). (as a variation of planning permission 23/02299/FPH granted 06.11.2023)	50 Howard Drive Letchworth Garden City Hertfordshire SG6 2DQ

Submitted Plan Nos

Location Plan 22921-01 22921-02 22921-03 22921-05 C 22921-06 D 22921-04 D Approved -Site Plan
22921-04 B 22921-05 A 22921-06 B

1.0 Policies

1.0 **Local and National Policy**

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

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 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 23/02299/FPH - Part two storey and part single storey side extension. Conditional Permission.

3.0 **Representations**

3.1 **Site and Neighbour Consultation** – None received.

3.2 **LGCHF** – Approved as an NMA.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a two-storey, semi-detached dwelling with garden space to the front, side and rear. The design of the dwelling means that it has two principal elevations, the eastern elevation fronting Howard Drive and the northern elevation which contains the main entrance to the property fronting Howards Wood. A detached garage and parking space exists to the rear of the property which has its access off Howards Wood. The position of the dwelling means that it occupies a southern corner plot at the junction where Howards Drive meets Howards Wood. The

attached neighbouring property to the south has a footprint which is set back from that of the application site.

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

4.2 **Proposal**

- 4.2.1 Erection of front porch and changes to single storey rear element rooflight and position. (Development has commenced). (as a variation of planning permission 23/02299/FPH granted 06.11.2023)

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 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 development would see the addition of a porch to the north side flank elevation of the dwelling and would replace an existing canopy above the main entrance doorway. The porch would be of a minor scale with a mono pitch roof design. Openings would comprise of a door and window to the west side elevation. Materials would match those of the previous application which would be brickwork and tiles with openings in white uPVC to match the existing dwelling and proposed extension which is currently under construction. In addition to the proposed porch, the application seeks to re-position a roof lantern previously proposed across part of the proposed and existing single storey rear extension to fully within the existing rear extension.
- 4.3.4 The design of the proposed development is considered sympathetic to the existing dwelling and its extension and is therefore in accordance with Policy D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.5 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.

- 4.3.6 The proposed works are of a minor scale and would not impact existing residential amenity to any significant degree.
- 4.3.7 I am therefore satisfied that the proposed development is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.8 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.9 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

- 4.3.10 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.
- 4.3.11 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 Policies SP1, SP9, D1, D2 and D3 of the North Hertfordshire Local Plan 2011-2031 and Sections 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 extension 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  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 6 October 2025	