

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02848/FPH	Two storey rear extension, replacement of all windows and doors and erection of detached garden store following demolition of existing rear element and detached garage.	10 Bedford Road Letchworth Garden City Hertfordshire SG6 4DJ

Submitted Plan Nos

LD793-E01 LD793-E02 LD793-E03 LD793-E04 LD793-P01A LD793-P02B LD793-P03B LD793-P04A

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 None relevant

3.0 **Representations**

3.1 **Neighbour consultations** – None received.

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a two-storey, semi-detached dwelling situated on Bedford Road, Letchworth Garden City. The site benefits from a driveway, a garage and front and rear gardens.

4.2 **Proposal**

- 4.2.1 Two storey rear extension, replacement of all windows and doors and erection of detached garden store following demolition of existing rear element and detached garage.

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 two storey rear extension would have a width of 3.9m, a maximum depth of 2.5m, extending 1.25m from the rear most wall and would have a dual pitched, hipped roof design with an eaves height of 5.3m and a ridge height of 7.75m. The proposed external materials are facing brickwork for the walls to match existing, plain clay roof tiles

to match existing and white "Residence 7" flush framed double glazed uPVC windows to closely match existing.

- 4.3.4 The proposed garden store would be erected within the existing garage footprint and have a rectangular footprint with a depth of 3.05m and a width of 2.465m and have dual pitched roof with an eaves height of 2.25m and a ridge height of 3.45m. The external materials are all set to match the existing main dwelling.
- 4.3.5 Alterations to fenestration include the replacement of all windows and doors with white "Residence 7" flush framed double glazed uPVC.
- 4.3.6 In my view, the scale of the proposed works would be a sympathetic addition to the dwelling. The proposed roof form and materials are considered sympathetic to the dwelling and would not result in an adverse effect on the character of the dwelling.
- 4.3.7 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.

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 neighbour amenity, the proposed two storey rear extension would be sufficiently offset from each boundary line and have a modest depth. The proposed garden store would be smaller than and exist within the same footprint of the existing garage and would be screened by existing built form. Therefore, it is not considered that the proposal would result in unacceptable harm upon neighbour amenity as to be objectionable in terms of overdominance, shading or overlooking.
- 4.3.10 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.11 The proposal does not include an increase in the number of bedrooms. The loss of the garage would reduce on-site parking provision. However, the site would retain sufficient

space for a minimum of 2no. parking spaces. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.12 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:

- 4.3.13 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 window at first floor level on the side elevation of the development hereby permitted shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 18 December 2025	