

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02960/FPH	Single storey rear extension, installation of additional window and replacement door to side elevation.	50 Runnalow Letchworth Garden City Hertfordshire SG6 4DT

Submitted Plan Nos

A110 Rev 6 A100 A105 Rev 2 A106 Rev 2

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

3.2 **Letchworth Heritage Foundation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached bungalow located on the west side of Runnalow, Letchworth.

4.2 **Proposal**

4.2.1 Planning Permission is sought for a single storey rear extension, installation of additional window and replacement door to side elevation.

4.3 **Key Issues**

4.3.1 **Design:** The proposal is for a single storey rear extension, installation of additional window and replacement door to side elevation. The extension would measure approx. 5.0m deep and 6.3m wide, with a dual-pitched roof measuring approx. 2.5m to eaves and 5.7m to ridge, to match the host dwelling. The extension would be finished in red brickwork, plain tiles and white uPVC/anthracite bi-fold windows and doors. It is acknowledged that the proposed extension at its 5.0m depth is deeper than the standard depths applied to extensions in North Herts, around 3.5m. However, given that this is a detached property with adequate separation distances on both sides, and the low eaves and ridge height, it is considered unreasonable to object on this basis as the proposal is considered acceptable on balance. The extension will match the form and scale of the

host dwelling, which is acceptable, with matching materials such that the proposal is sympathetic to the host property. The proposed window and replacement door are acceptable. The proposal will not be visible from the street scene. The proposal would comply with Policy D1 and D2 of the Local Plan.

- 4.3.2 **Impact on neighbours:** The site benefits from two immediate neighbours, No's 48 and 52 Runnalow. Given the scale and siting of the proposed extension, the adequate separation distance between the site and its immediate neighbours, the low eaves and ridge height relative to No.48 and 52, the hipped roof form of the proposal and the number of windows on No.48 which serve main habitable rooms, it is considered that the development will not result in any adverse impacts on the reasonable living conditions and well-being of these neighbours in respect of overdominance, loss of privacy and loss of daylight/sunlight. Officers accept that there will be some loss of light for No.48 as a result of this extension, largely in the morning, but owing to the above matters this is not considered unacceptable. The proposal complies with Policy D3 of the Local Plan.

- 4.3.3 **BNG:** Exempt from BNG requirements.

4.4 **Conclusion**

- 4.4.1 The development would be in accordance with the relevant local and national planning policies.

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. The development hereby permitted shall only be finished in the materials as stated on drawing number A106 Rev 2 and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development is in-keeping with the host property and 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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 8 January 2026	