

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00578/FPH	First floor side extension, creation of balcony area and installation of (ASHP) air source heat pump, alterations to fenestration including insertion of second floor Juliet balcony and rear rooflights. Erection of front pergola and addition of external cladding	60 Howard Drive Letchworth Garden City Hertfordshire SG6 2DQ

Submitted Plan Nos

001 002 003 004 005 006 020 021 022 023 024 025 026 027 028 029

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 04/01430/1HH - Single storey side and rear extension.

Conditional Permission

3.0 **Representations**

3.1 **Neighbour consultations** – None received.

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

3.3 **Environmental Health (Noise And Other Nuisances)** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a semi-detached, two-storey dwelling on the west side of Howard Drive, Letchworth Garden City. The site benefits from a driveway, a garage and front and rear gardens.

4.2 **Proposal**

- 4.2.1 First floor side extension, creation of balcony area and installation of (ASHP) air source heat pump, alterations to fenestration including insertion of second floor Juliet balcony and rear rooflights. Erection of front pergola and addition of external cladding.

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 first-floor side extension would have a width of 3.5m and match the height, depth and roof form of the existing dwelling. The proposal includes 3no. rear rooflights. The proposal includes solar panels on the proposed front roofslope, to match the existing front roofslope solar panels, which would constitute permitted development.

The proposal seeks to replace the existing front elevation cladding and garage door with timber cladding and replace the existing front entrance door canopy with a pergola at a similar height and depth as existing and a width to meet the existing garage. The proposal includes a new air source heat pump to the rear. The proposal seeks to introduce a first-floor side elevation balcony and upper-floor Juliette balcony and apex windows/door all with timber balustrade/framing. The existing garage incorporates a green roof and the proposal seeks to replace this with a wildflower green roof. The proposed external materials are facing brick, render and timber for the walls to closely match existing and roof tiles to match existing.

- 4.3.4 Alterations to fenestration include the replacement of 1 no. first-floor rear elevation window with a new pivot circular window with obscure glass and a new rear elevation sliding door.
- 4.3.5 Regarding the proposal's design as visible from the street scene, side elevation upper-floor windows exist throughout the streetscene; however, apex windows and balconies would be a new introduction along the streetscene. Given the limited size of the balconies, the fact that they would be facing heavy vegetation, the screening provided by the green roof and adjacent spinney, and the existing use of timber and upper-floor windows to the dwelling and streetscene, it is not considered that the proposal's design would cause such harm to the character and appearance of the dwelling or streetscene as to be objectionable.
- 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 not considered to result in an adverse effect on the character of the dwelling or streetscene as to be objectionable.
- 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 no.62 Howard Drive, the proposed first-floor side extension would not be visible from this property and Environmental Health (Noise) have raised no objection to the air source heat-pump. Therefore, it is not considered that the proposal would result in unacceptable harm upon no.62's living conditions in terms of overdominance, shading, overlooking or noise nuisance.
- 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 includes an increase in the number of bedrooms from 3no. to 4no; however, on-site parking provision would retain enough room 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 The proposed development is considered acceptable and in accordance Policies D1, D2, D3, T2 of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF.

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 pivot circular window at first floor level on the rear 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: 9 July 2025	