

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00186/FPH	Replace existing glazed roof to existing rear extension with tiled roof to include roof lights. Alterations to existing rear and side elevations fenestration.	117 Icknield Way Letchworth Garden City Hertfordshire SG6 4AR

Submitted Plan Nos

A010 A100 A101 A105 A106

1.0 Policies

SP9	Design and Sustainability
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SECN12	Achieving well-designed places
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SECN14 Meeting climate change,coastal,flooding

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

2.0 **Site History**

2.1 11/01374/1HH: Single storey side and rear extension. Conditional Permission.

3.0 **Representations**

3.1 **Neighbour Consultation** – No comments received.

3.2 **Letchworth Garden City Heritage Foundation** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a two storey semi-detached dwelling situated on Icknield Way, Letchworth Garden City, and is located within the Letchworth settlement boundary. The site benefits from a front driveway and a rear garden.

4.2 **Proposal**

- 4.2.1 Replace existing glazed roof to existing rear extension with tiled roof to include roof lights. Alterations to existing rear and side elevations fenestration.

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;
- Highways and parking matters;
- The impact of the proposed development on the environment.

Design

- 4.3.2 Policies D1 and D2 of the NHLP require that development proposals respond positively to the site's local context. Policy D2 specifies that extensions to houses should be sympathetic to the main dwelling in terms of scale, form and orientation. These policies are broadly consistent with paragraph 135 of the NPPF.
- 4.3.3 The application proposes to replace the existing glazed sunroom roof with a mono-pitched tiled roof. The new roof form would match the depth, height and materials of the existing rear extension roof. 3no. Velux roof lights are proposed to the existing and extended roof slopes.
- 4.3.4 The rear fenestration is to be altered, with the existing kitchen bifold doors to be replaced with uPVC windows to match existing, and the south elevation of the sunroom to be replaced with brick to match existing and powder coated aluminium bifold doors.
- 4.3.5 The proposed works would consolidate the design of the rear extension, which would have a positive impact on the host dwelling. The proposed works would be to the rear of the dwelling and therefore would not impact the street scene.
- 4.3.6 The proposal is therefore considered to accord with Policies D1 and D2 of the Local Plan, as well as paragraph 135 of Section 12 of the NPPF.

Impact on Neighbours

- 4.3.1 Policy D3 of the Local Plan permits development that does not result in acceptable harm to the amenity of neighbouring occupiers and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.

- 4.3.7 The proposed alterations to the fenestration would not change the existing relationship between the extension and neighbouring dwellings and therefore would not have any overlooking impacts.
- 4.3.8 The changes to the sunroom roof form would match the scale and projection of the existing rear roof form. It is therefore considered that the proposed works would not cause an unacceptable level of overshadowing or overbearing to neighbouring residences.
- 4.3.9 Thus, the proposed works would not unreasonably impact the living conditions and well-being of neighbours, and therefore accords with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking

- 4.3.10 The proposal does not include an increase in the number of bedrooms and therefore meets the requirements of Policy T2 of the NHLP.

Environmental Implications

- 4.3.12 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design', for which the proposal is commensurate with. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF. There are no other 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.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 6 March 2026	