

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00584/FPH	Raising roof of existing rear element to facilitate thermal installation, part first floor rear extension and alterations to fenestration at ground floor rear elevation	76 Shott Lane Letchworth Garden City Hertfordshire SG6 1SE
	Conversion of garden store, thermal upgrades including raising of flat roof and first floor rear extension.	

Submitted Plan Nos

PL - 01 PL - 02 Rev C PL - 03 Rev C PL - 04 Rev B SU - 01 Rev A SU - 02 Rev A SU - 03 Rev A SU - 04 Rev B Location Plan

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions

HE1	Designated heritage assets
T2	Parking
SP1	Sustainable development in North Herts
SECN12	Achieving well-designed places

2.0 **Site History**

2.1 25/00582/LDCE - Two storey side and rear extension and single storey rear extension.

Granted.

3.0 **Representations**

3.1 **Site Notice and Neighbour Notifications** – None received.

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is an end terrace two storey dwelling on the east side of Shott Lane within a residential part of Letchworth Garden City. The site is within the Letchworth Conservation Area.

4.2 **Proposal**

4.2.1 Raising roof of existing rear element to facilitate thermal installation, part first floor rear extension and alterations to fenestration at ground floor rear elevation

4.2.2 The existing dwelling has a two-storey side / rear extension which wraps around a first floor element. This proposal seeks to partially infill a gap between the existing extension and the side wall of the original dwelling. As a result, the visible part of the extension as seen from the rear would be 0.7m wide, 1.2m deep with a flat roof at the height of 4.5m.

4.3.3 The alterations to fenestration seek to replace the existing rear door with a window and render.

4.3.4 The proposal seeks to lift the flat roof of the existing two storey side / rear extension by approximately 0.3m to facilitate thermal insulation.

4.3.5 The proposed materials would be white rough cast render, a single ply flat roof grey membrane and cottage style white uPVC windows to match the existing.

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 car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance:

4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings 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 Although flat roofs at first floor level constitute an unsympathetic form of development which fails to comply with Policy D1 of the Local Plan. I consider that the existing two storey side / rear extension sets a precedent for this site. Given the modest nature of the proposal and the siting of the development to the rear of the dwelling, out of view from the street. I consider that the scheme would not have a detrimental impact upon the character and appearance of the dwelling or the wider conservation area as seen from the public realm.

4.3.4 This is considered in line with Section 12 of the National Planning Policy Framework and Policies D1, D2 and HE1 of the Local Plan.

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 NHLP.

4.3.6 The alterations to the side / rear extension would be oriented away from any neighbouring dwellings. In addition, the proposed first floor element would only be visible from the rear. Given that the neighbouring dwellings to the side (south) and rear (east) are set back significantly, I do not consider that these extension would result in any harm to neighbouring amenity and would not be considered overbearing. The rear window proposed would be at ground floor level and therefore would not provide a vantage point for overlooking.

4.3.7 The proposal therefore complies with Policy D3 of the Local Plan.

Highways and Parking:

- 4.3.8 The proposed development would retain the existing parking area to the front of the property which provides 2 off-street vehicle parking spaces. The proposal therefore complies with Policy T2 of the Local Plan.

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 North Herts Local Plan, which sets out that development proposal 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 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

4.4 Conclusion

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2, D3 and HE1 of the NHLP 2011-2031 and Sections 2, 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.

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: 9 May 2025	