

DELEGATED FILE NOTE

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

APPLICATION
REFERENCE

BRIEF DESCRIPTION OF DEVELOPMENT

APPLICATION SITE

26/01305/FPH

Single storey rear extension and alterations to fenestration including insertion of ground floor side window.

55 Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3HS

Submitted Plan Nos

1866/01 Rev B 1866/02 Rev B

1.0 Policies

SECN12

Achieving well-designed places

SECN14

Meeting climate change, coastal, flooding

4.1 Site and Surroundings

- 4.1.1 The application site accommodates a two storey, semi-detached dwelling on Gernon Road, Letchworth Garden City. The site benefits from a front parking area and rear garden, which is enclosed by close boarded fencing and vegetation. The adjoining neighbour, no.57 Gernon Road, benefits from a rear single storey, flat roof extension, which is sited along the shared boundary.
- 4.1.2 The site is within the Letchworth settlement boundary and the Letchworth Conservation Area.

4.2 Proposal

- 4.2.1 Single storey rear extension and alterations to fenestration including insertion of ground floor side window.

4.3 Key Issues

- 4.3.1 The key issues for consideration are as follows:
- Design and impact on the Historic Environment;
 - Impact on neighbour amenity;
 - Highways and parking matters;
 - Impact on the environment;
 - Biodiversity Net Gain (BNG).

Design and Impact on the Historic Environment

- 4.3.2 Policies D1 and D2 of the North Herts Local Plan (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 Section 12 of the National Planning Policy Framework (NPPF).
- 4.3.3 Policy HE1 emphasises how permission will be refused where proposals would cause substantial harm or a loss of significance to a Heritage Asset - in this case, the Letchworth Conservation Area - and permission should be refused unless it can be demonstrated that the proposal is necessary to deliver considerable public benefits to outweigh this harm or loss. Policy SP13 emphasises how great weight will be given to the potential harms to the significance of heritage assets, seeking their conservation and management of their setting. These policies comply with the LPA's statutory duty under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and are broadly commensurate with Section 16 of the NPPF.

- 4.3.4 The proposed single storey, flat roof extension would be sited to the rear of the dwelling, with a small proportion of wrap around to the west side elevation. While the bulk of the extension would be large, the extension would not distort the character of the rear elevation by an unacceptable degree, and the external render finish would match the host dwelling. Furthermore, the proposal would not look out of context when viewed in conjunction with the neighbouring rear extension at no.57 Gernon Road, which is of a significantly larger bulk and massing. I therefore consider the proposed extension to be sympathetic to its immediate context.
- 4.3.5 A small proportion of the extension, which wraps around the side (west) elevation, will be visible from the street. As this proportion would be single storey, minimal in scale, and significantly set back from the principal elevation, I consider that the proposal would not have an unacceptable impact on the existing street character or the Letchworth Conservation Area.
- 4.3.6 Overall, the proposal accords with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies D1, D2 and HE1 of the NHLP, as well as Sections 12 and 16 of the NPPF.

Impact on Neighbours

- 4.3.7 Policy D3 of the NHLP permits development which would not harm 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.
- 4.3.8 The proposed extension would be sited parallel with the neighbouring extension at no.57 Gernon Road. The proposal would extend 1m further in depth than the western proportion of the neighbouring extension. However, at 3.2m in height, the proposal would sit marginally lower than the neighbouring extension and would be removed from the boundary. No windows are proposed to the east elevation of the extension. Therefore, the proposed extension would not cause unacceptable overlooking, overshadowing or overbearing impacts to no.57 Gernon Road.
- 4.3.9 The scheme would leave an acceptable separation gap between the extension and the west boundary, meaning that the extension would not give rise to overshadowing or overbearing impacts to no.53 Gernon Road. 1no. window and 1no. door are proposed to the west elevation. However, as the extension is single storey in nature, the siting of the door and window would not overlook the rear curtilage of no.53 Gernon Road.
- 4.3.10 Overall, the proposal accords with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking

- 4.3.11 The proposal does not propose an increase in bedrooms and would not impact the existing parking provision on site. The proposal therefore accords with 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'; with 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 (BNG)

- 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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 13 July 2026	