

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

26/01292/FPH

First floor side extension and single
storey rear extension following
demolition of existing conservatory.

15 South View
Letchworth Garden City
Hertfordshire
SG6 3JH

Submitted Plan Nos

26033 - 001 26033 - 002 26033 - 010 26033 - 011

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework (NPPF) (2024)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

Section 16 – Conserving the historic environment

1.2 **North Hertfordshire Local Plan (2011-2031)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP9 – Design and Sustainability

Policy SP13 – Historic environment

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

Policy HE1 – Designated heritage assets

2.0 **Relevant Site History**

2.1 Permission was granted and implemented for a side conservatory under 89/00737/1.

3.0 **Representations**

3.1 **Site, Press and Neighbour Consultation** – None received.

3.2 **LGCHF** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a two-storey dwelling located on the southwestern side of South View and is within the Letchworth Conservation Area. The property is characterised by a prominent front-facing gable which forms the principal element of this elevation. An attached garage is positioned on the southern side of the dwelling and is linked to the adjoining garage serving No.17 South View. To the side/rear of the existing garage is a conservatory. The property benefits from off-street parking within its frontage, with a mature hedge along the front boundary providing a degree of enclosure and screening from the public highway.

4.1.2 The application site is within the settlement boundary for Letchworth where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

4.2.1 First floor side extension and single storey rear extension following demolition of existing conservatory.

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 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*”. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.

4.3.3 Following demolition of the existing conservatory, the proposal would see the construction of a single storey rear extension. The extension would project approximately 3.6 metres beyond the existing rear elevation of the dwelling for the majority of its width, extending slightly beyond this for a relatively minor section to allow for a doorway. The extension would extend across the full width of the dwelling and attached garage, providing for additional habitable accommodation. The extension would incorporate a flat roof concealed behind a parapet, with two roof lanterns installed. Openings are proposed to the rear garden facing elevation only.

4.3.4 In addition to the proposed rear extension, a first floor side extension is proposed to the northwestern element. The extension would provide for an enlarged third bedroom and en-suite. The roof form would be hipped and would sit below the ridgeline of the host dwelling. Openings would include two windows to the side elevation, one to an en-suite and one to a bedroom, both are indicated as being obscure glazed. The bedroom does benefit from a dual-aspect window which means if these windows were to be fixed closed then an alternative means of escape exists.

4.3.5 External finishing materials would match, or closely complement, those of the existing dwelling, ensuring visual continuity and an appropriate relationship with the host dwelling.

4.3.6 I am satisfied that the proposed design represents an appropriate scale of development suitable for a dwelling of this type. The form, proportions and appearance of the extensions would relate well to the host dwelling and would not result in any harm to the character and appearance of the street scene. As such, the proposal would be in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Heritage Assets

- 4.3.7 Within a Conservation Area, the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of the Listed Building and Conservation Areas Act (1990). Furthermore, Section 16 of the NPPF sets out guidance relating to sustaining and enhancing heritage assets. In this regard, Policy HE1 of the Local Plan is consistent with the NPPF.
- 4.3.8 When considering the impact of proposed development on the significance of a designated heritage asset (such as a Conservation Area), the NPPF notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be.
- 4.3.9 The proposed development would not have any significant impact on the character and appearance of the conservation area. The proposed design and materials are considered sympathetic to the locality and to the conservation area and there would not be any harm to the heritage significance of the conservation area.
- 4.3.10 I am satisfied that the development is acceptable and in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.11 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 Local Plan.
- 4.3.12 Whilst two new windows are proposed at first floor to the northwestern side elevation of the dwelling, both are shown to the obscure glazed. Existing window openings are already present on this side elevation, however, the extension means that the windows would be closer to the neighbouring dwelling No.13 South View and have the potential for greater overlooking and loss of privacy. Given the proximity of the new windows, I consider it necessary to condition the bedroom window as obscure glazed and fixed closed, whilst the en-suite obscure glazed only. Otherwise, I am satisfied that the proposed development would maintain a satisfactory relationship with neighbouring properties and would not result in any significant harm to existing residential amenity. As such the development would be in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.
- 4.3.13 I am satisfied that the proposal is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.14 The proposal development would not impact on existing parking provision, with adequate off-street parking being retained within the site.

Biodiversity Net Gain (BNG)

- 4.3.15 The development is not subject to the statutory biodiversity gain condition, as it falls within one of the exemptions set out in paragraph 17 of Schedule 7A to the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Environmental Implications

4.3.16 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.

4.3.17 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 Local Plan, which sets out that development proposals 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.

4.3.18 Based on the details submitted, the proposed development, is unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, SP13, D1, D2, D3 and HE1 of the Local Plan 2011-2031 and Sections 2, 12, 14 and 16 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.

3. The extensions hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

Reason: 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.

4. The bedroom window at first floor level on the north western side elevation of the development hereby permitted shall be permanently glazed with obscure glass and fixed closed at all times.

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.

5. The en-suite window at first floor level on the north western side 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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 13 July 2026	