

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00025/FPH	Two storey rear extension and detached rear outbuilding following demolition of existing rear element and detached garage. Insertion of first floor front dormer window, 2 no. first floor side windows and alterations to ground floor fenestration arrangement	213 Nevells Road Letchworth Garden City Hertfordshire SG6 4TZ

Submitted Plan Nos

Location plan 25080 - 001A - 25080 - 010A 25080 - 011B 25080 - 012

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 and enhancing the historic environment

1.2 North Hertfordshire Local Plan (LP) (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 None.

3.0 **Representations**

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

3.2 **NHC Ecology Officer** – No comment due to householder and no ecological details provided.

3.3 **LGCHF** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies on the southeast side of Nevells Road and is within the Letchworth Conservation Area. The property comprises of a two-storey detached residential dwelling with detached rear garage sited alongside the eastern party boundary with the neighbouring property no. 215 Nevells Road. The front elevation of the footprint of the dwelling is in line with neighbouring properties to either side. The property benefits from a front garden and substantial linear rear garden.

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 Two storey rear extension and detached rear outbuilding following demolition of existing rear element and detached garage. Insertion of first floor front dormer window, 2 no. first floor side windows and alterations to ground floor fenestration arrangement.

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 Conservation 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

- 4.3.4 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 an existing single storey full-width lean-to on the rear elevation of the dwelling and an existing detached rear garage, the proposed development would see the construction of a two-storey, full-width rear extension with a depth of 5.0 metres. The roof form would match that of the host dwelling. Whilst a depth of 5.0 metres is significant, the neighbouring dwelling to the east benefits from a full-width single storey rear extension and the proposed extension would extend approximately 2.0 metres beyond that in terms of depth. There is existing mature boundaries in place particularly to the west with the neighbouring property no.211 Nevells Road. The proposed floor plan shows an acceptable 45 degree angle from both neighbouring properties for the purpose of maintaining natural daylight and sunlight levels. No new openings are proposed to the side elevation of the proposed extension, however, two new windows, one to each side elevation at first floor level are proposed to the host dwelling. To the rear elevation openings are proposed at both ground and first floor level.
- 4.3.4 To the front elevation of the dwelling a dormer window is proposed which would sit within the existing cat-slide element. The dormer is designed so its roof height sits in line with the eaves level of the existing pitched gable and sits comfortably within the design of the existing dwelling.
- 4.3.5 Other minor changes are proposed to the general fenestration of the property which will match that of the existing dwelling.
- 4.3.5 To the rear of the dwelling, an outbuilding for use as a home office and store is proposed following demolition of an existing garage. The footprint of the outbuilding would be set off the boundary with the neighbouring property no.215. The design shows a parapet wall to a total height of 3.2 metres having a length of 7.1 metres and width of 2.6 metres. Openings would comprise of a window to the rear elevation and a patio door with full-length sidelights to either side to the west side elevation. No openings are proposed to the flank elevation with no.215 to the east.

- 4.3.6 I am satisfied that the scale and design of the development is acceptable and would not result in harm to the character and appearance of the street scene and is in accordance with Section 12 of the NPPF and Policy D1 of the Local Plan.

Impact on Heritage Assets

- 4.3.2 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.
- 4.3.3 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.
- 4.3.4 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.
- 4.3.5 I am satisfied that the development is acceptable and in accordance with Section 16 of the NPPF and Policy HE1 of the Local Plan.

Impact on Neighbouring Properties:

- 4.3.6 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.
- 4.3.7 No objections have been received from neighbouring properties. In terms of impact to existing residential amenity, whilst the depth of the proposed extension is significant, it is acknowledged that there are other properties within Newells Road which benefit from extensions of a similar scale. The submitted drawings do not show any significant impact to residential amenity and given the orientation of the dwelling I do not consider there to be any significant impact on existing residential amenity.
- 4.3.8 I am satisfied that the proposed extension and outbuilding, by virtue of their position and relationship to existing built form, would not impact existing residential amenity to any significant degree and would be in accordance with Section 12 of the NPPF and Policy D3 of the Local Plan.

Highways and Parking:

- 4.3.9 The proposed development would result in the addition of one bedroom to the property, increasing the total number to four. The site benefits from sufficient off-street car parking able to accommodate at least two cars. The proposal would be in compliance with local planning policy.

Biodiversity Net Gain (BNG)

- 4.3.10 This development is not subject to the statutory Biodiversity Gain Plan condition because it is exempt under the statutory exemptions as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Environmental Implications:

- 4.3.11 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.
- 4.3.12 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.
- 4.3.13 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 Section 14 of the NPPF and Policy D1 of the Local Plan.

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.

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 extension 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.

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: 25 February 2026	