

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01303/S73	Variation of condition 2 (revised plans) of planning permission 23/02045/FPH granted 17.10.2023 for part two storey and part first floor rear extension.	92 Howard Drive Letchworth Garden City Hertfordshire SG6 2DG

Submitted Plan Nos

25049 - 001 25049 - 011

1.0 Policies

D1	Sustainable design
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D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

2.0 **Site History**

2.1 **23/02045/FPH** - Part two storey and part first floor rear extension.

Conditional Permission

3.0 **Representations**

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

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a large, detached dwelling located on the north side of Howard Drive, Letchworth.

4.2 **Proposal**

4.2.1 The application proposes the variation of condition 2 (revised plans) of planning permission 23/02045/FPH granted 17.10.2023 for part two storey and part first floor rear extension.

4.2.2 For the avoidance of doubt, the changes to the approved scheme are as follows:

“Omission of side window from extension, new rooflight above single storey side element and new cladding to front elevation”.

4.3 **Key Issues**

- 4.3.1 The principle of these works is already established by application ref: 23/02045/FPH. Therefore, the consideration of this application is how acceptable the proposed amendments to the scheme are relative to that which was approved.

Design

- 4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions and outbuildings will be granted if the development is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.
- 4.3.3 The only proposed changes to the scheme are the omission of a ground floor side facing window to the extension, the addition of a rooflight to the single storey side extension, and the insertion of dark grey composite cladding to the front elevation at first floor, instead of the existing white composite cladding. These elements are very minor changes to that which was approved and are considered acceptable.
- 4.3.4 The proposal is therefore deemed acceptable in design terms and in accordance with Policy D1 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.5 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.6 The proposed changes to the scheme are unlikely to result in any materially detrimental impacts upon the reasonable living conditions and well-being of neighbours, with respect to overdominance and loss of daylight/sunlight, given the scale and type of changes proposed herein.
- 4.3.7 As such, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Parking

- 4.3.8 There are no increases in the number of bedrooms as a result of this proposal, which is acceptable and in accordance with T2 of the Local Plan.

4.4 Conclusion

- 4.4.1 The proposal is considered acceptable in planning terms and in accordance with Policies D1, D2 and D3 of the Local Plan, as well as Section 12 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 grant of planning application 23/02045/FPH.

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 only be finished in the materials as stated on drawing number 25049 - 011 and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the building is in-keeping with the host property and 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: 1 July 2025	