

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02652/FPH	Extension and alterations to existing front porch to include replacing the roof, single storey front/side and rear extension to link main dwelling to garage, alterations to existing fenestration, and replace existing external cladding, following demolition of existing front porch. Installation of solar panels to existing rear roofslope. Alterations to existing drive to include resurfacing. Installation of rear air source heat pump.	107 Howard Drive Letchworth Garden City Hertfordshire SG6 2BX
<u>Submitted Plan Nos</u>		
Location Plan 587 - EX 200 587 - EX 300 587 - PL 102E 587 - PL 200D 587 - PL 201D 587 - PL 300D 587 - PL 400D 587 - PL 700D		

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
D4	Air quality
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 Relevant Site History

2.1 None received.

3.0 Representations

3.1 **Neighbour Consultation** – None received

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

3.3 **Environmental Health** – No objections.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a detached two-storey dwelling on the south-east side of Howard Drive within a residential part of Letchworth Garden City.

4.2 **Proposal**

4.2.1 Extension and alterations to existing front porch to include replacing the roof, single storey front/side and rear extension to link main dwelling to garage, alterations to existing fenestration, and replace existing external cladding, following demolition of existing front porch. Installation of solar panels to existing rear roofslope. Alterations to existing drive to include resurfacing. Installation of rear air source heat pump.

4.2.2 The proposed extension would be: Approx. 5.66m wide, 1.9m deep with a lean-to roof (2.57m to eaves, 3.15m to ridge)

4.2.3 Materials are:

Walls – Match existing (Brick, FRC Cladding)

Windows and Doors – Match existing (White UPVC)

Roof – Match Existing (Tile Roof)

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.

4.3.1 **Principle:** Within settlement boundary, modest alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan

4.3.2 **Design:** The proposed built form and materials would be similar to the existing, minimal to no impact upon the character and appearance of the dwelling as seen from the street scene. Solar

Panels are small in scale, set in from the eaves and ridge and would not dominate the roof slope. Complies generally with Policy D1 of the Local Plan.

4.3.3 **Heritage considerations:** None; not located near any heritage assets.

4.3.4 **Impact on the street scene:** The proposal would be similar in design and appearance to other front extensions within the street scene. Solar panels and heat pump would be sited to the rear and would not be visible. It is therefore considered that there would be no impact to street scene.

4.3.5 **Impact on neighbours:** None. Would not project significantly beyond the existing front elevation of the host dwelling and the neighbouring dwellings. Therefore, impacts to light and dominance would not be unacceptable. Outlook would be similar to existing, and therefore privacy concerns are not considered to arise. Environmental Health have considered the impact of the heat pump to be acceptable on neighbouring amenity. Complies with Policy D3 of the Local Plan.

4.3.6 **Parking:** No alteration to existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.

4.3.7 **BNG:** Exempt from BNG requirements.

4.3.8 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change. Proposal includes solar panels and heat pumps which would be of modest benefit to the dwelling.

4.4 **Conclusion**

4.4.1 Acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable

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(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

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: 15 December 2025	