

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02913/FPH	Single storey rear and side extension following demolition of existing attached garage, side/rear conservatory and rear element (amended plans received 24.02.2026).	37 Haymoor Letchworth Garden City Hertfordshire SG6 4HS

Submitted Plan Nos

25087 - 001 25087 - 010E

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions

SP1 Sustainable development in North Herts

SP9 Design and Sustainability

SECN12 Achieving well-designed places

T2 Parking

2.0 **Relevant Site History**

2.1 None.

3.0 **Representations**

3.1 **Neighbour Consultation** – One received in objection. The key points are summarised as:

- ☐ Loss of Light / overbearing.
- ☐ Dominance / close to the boundary
- ☐ Harm to drainage
- ☐ Fire safety
- ☐ Party Wall Agreement is not in place.

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is a semi-detached dwelling on the south side of Haymoor within a residential part of Letchworth Garden City.

4.2 **Proposal**

4.2.1 Single storey rear and side extension following demolition of existing attached garage, side/rear conservatory and rear element (amended plans received 24.02.2026).

4.2.2 The proposed extension would be extend 4.5m in depth from the rear wall, 8.3m in width with a flat roof at the height of 2.735m (2.8m to parapet). The proposal would increase the height of the existing side extension / attached garage to the aforementioned height.

4.2.3 The proposed materials are:

Roof – Match existing (tiles)

Windows and Doors – Match existing (uPVC)

Walls - Render

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 street scene.
- 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 and beautiful 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 communities*”. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.

4.3.3 The proposed extension would be predominantly sited to the rear of the dwelling. The increased height to the garage would be a minor change which would not harm the character and appearance of the dwelling as seen from the street scene. The proposed extension would be single storey with a depth that I would not consider to be disproportionate to the scale of the original dwelling. I therefore consider that the scale and design of the proposed development to be compliant with policies D1 and D2 of the Local Plan.

Impact on Neighbouring Properties:

4.3.5 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 NHLP.

Impact on 35 Haymoor

4.3.6 The proposed development would be single storey with a modest height and set off the boundary by approximately 1m. In my view, it would not be considered a dominant or overbearing form of development and would not contribute to any loss of sunlight. No side windows have been proposed.

Impact on 39 Haymoor

- 4.3.8 The proposed development would extend 3.5m deeper than the neighbour's extension. In my view, due to the modest proposed height and the orientation of the extension due west, it would not constitute an overbearing form of development nor contribute to any significant loss of light.

Impact on future occupiers

- 4.3.9 The site features a large garden; the acceptable design and modest scale is appropriate for the local context and therefore would not cause any harm on the amenity of future occupiers.
- 4.3.10 Due to the points raised above, the proposed development would not harm neighbouring amenity and therefore complies with Policy D3 of the Local Plan.

Highways and Parking:

- 4.3.11 The dwelling is served by off-street parking which would not be affected by the proposed development and is therefore considered to be in accordance with Policy T2 of the Local Plan.

Biodiversity Net Gain (BNG)

- 4.3.12 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental Implications:

- 4.3.13 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 North Herts Local Plan, which sets out that development proposal 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.
- 4.3.14 The proposed development, would have no 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.

Other Matters

- 4.3.15 Drainage and fire safety are matters which are covered under Building Regulations which is under a separate regime to planning permission. Party Wall Agreements are a civil matter between neighbours which falls outside the control of the LPA.

4.4 **Conclusion**

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

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: 7 May 2026	

