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Supporting Planning Statement

**Proposed alterations and extension to
107 Howard Drive, Letchworth Garden City SG6 2BX**



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16 October 2025

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This supporting statement accompanies the householder application for the proposed alterations and extension to the existing dwelling at 107 Howard Drive, Letchworth Garden City.

The applicants are committed to delivering a project that enhances the long-term quality and sustainability but is respectful of the heritage character of the property. The aims are to:

- Improve energy efficiency and reduce carbon emissions
- Enhance internal accessibility and liveability
- Maintain and respect the architectural character of the house and surrounding streetscape

With the exception of the front single storey extension and roof replacement, the proposed alterations fall under Class A Permitted Development. Proposed Class A modifications include:

- Internal layout changes
- Enlarged garage entrance
- Replacement of all windows/ doors with higher efficiency units
- New front opaque window to provide natural light and purge ventilation in existing toilet room
- New insulation and replacement cladding in location of existing external hanging tiles
- Replacement of rear flat roofs to provide better thermal build-up
- Air source heat pump located at rear of house
- PV panels at rear roofs
- Cavity wall insulation
- Alterations to the front drive to allow greater manoeuvrability

There are no constraints affecting the building for permitted development purposes: it is not within a Conservation Area or Area of Outstanding Natural Beauty. There are also no tree preservation orders on the site. It is within an area overseen by the Letchworth Garden City Heritage Foundation for which we have also submitted a formal application (incorporating revisions following receipt of Heritage Pre-Application advice).



In addition to the above proposed alterations, the applicant seeks to **extend the single storey frontage** and replace the existing front flat roof with a **single slope pitched roof**. The proposal in part seeks to replace the existing uPVC glazed porch and bay window with a solid brick-built structure, comprising an enlarged porch and office. These changes will enhance thermal performance, create more usable entry space, and offer greater visual consistency. It is an important consideration that the applicants have sought Pre-Application Advice from Letchworth Garden City Heritage Foundation with positive response.

Conclusion

The works shown on the submitted drawings are largely considered to be permitted development. Those that fall outside of Class A development are considered to be respectful to the street scene and with the intent of futureproofing the property. All changes have been consulted with the Letchworth Garden City Heritage Foundation. Our client looks forward to receiving the council's decision.

