

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02228/FPH	Single storey rear extension.	39 Creamery Court Letchworth Garden City Hertfordshire SG6 2UA

Submitted Plan Nos

1-3 4-5 6-7 8-9 10-11

1.0 Policies

1.0 Local and National Policy

1.1 **National Planning Policy Framework 2024 (NPPF)**

Section 2 – Achieving sustainable development
Section 12 – Achieving well-designed places
Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution
Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design
Policy D2 – House extensions, replacement dwellings and outbuildings
Policy D3 – Protecting living conditions

2.0 **Relevant Site History**

2.1 None.

3.0 **Representations**

3.1 **Site and Neighbour Consultation** – One objection has been received from the occupiers of the neighbouring property no. 40 Creamery Court and raises the following concerns:

- ❑ Infringements of homeowner rights and negatively impacting their home and garden as well as the aesthetics of the neighbourhood.
- ❑ Overshadowing and loss of all natural sunlight to the rear of their dwelling (kitchen and front part of garden) compromising light to the property.
- ❑ Impact of loss of natural light in terms of brightness and warmth to the kitchen and garden.
- ❑ Impact on the value and appeal of their property due to impact on natural light.
- ❑ Request for daylight and sunlight survey prior to any works commencing to ensure their homeowner rights are respected.
- ❑ The size and scale of the proposed extension would create an overbearing sense of enclosure and dominance over their property given the close proximity of the homes.
- ❑ Proposed development is out of character with the aesthetically uniform design of the properties, and an extension would be detrimental to visual amenity.
- ❑ Adverse impact on their property and neighbourhood as a result of the proposed extension.

3.2 **LGCHF** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies at the junction of Letchworth Gate and Baldock Road, the front elevation of the property is set back from Letchworth Gate frontage and is screened by established vegetation. Vehicular access to the property is from Baldock Lane and a general car parking area for the development is situated to the rear of the properties. A pedestrian walkway leads from the car parking area through to the front of the properties, this exists between nos.40 and 41 Creamery Court. The property comprises of a two-storey mid-terrace dwelling with a small rear garden. Various properties in the terrace benefit from garden sheds/outbuildings however the terrace remains uniform and void of any rear extensions to the dwellings.

- 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 Single storey rear extension.

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.

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 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 The proposed extension would be single-storey, full width and would project 3.0 metres from the existing rear elevation of the dwelling, having a flat roof with a height of 3.0 metres plus an additional 0.2 metres in height due to the installation of two single rooflights. Bi-folding doors would be provided to the rear garden area. The extension is of a minor scale and size and is sympathetic in design terms to the existing dwelling. Whilst it is accepted that the development would interrupt the uniformity of the terrace, the extension is sited to the rear of the dwelling and would not, in my view, result in harm to visual amenity or the local context of the area to any significant degree. Therefore, I am satisfied that the development is in accordance with Policy D1 and D3 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties

- 4.3.4 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.
- 4.3.5 Objections have been received from the attached neighbour to the north as set out in this report. Having considered the objections, I am satisfied that the orientation, minor scale, size and design of the proposed extension would not significantly impact on the existing residential amenity of neighbouring properties more so, that of no.40 Creamery

Court. Therefore, I am satisfied that the proposal is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.6 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.7 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

- 4.3.8 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.
- 4.3.9 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Policy D1 of the Local Plan and Section 14 of the NPPF.

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 Local Plan 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.

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: 14 November 2025	

