

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02384/FPH	Part two storey rear extension, part ground floor rear and side extension and installation of rear patio area and associated access steps following demolition of existing rear extension	123 Icknield Way Letchworth Garden City Hertfordshire SG6 4AR

Submitted Plan Nos

Location plan 28325-01 28325-02 28325-03 28325-04 28325-05 28325-06 Site plan

1.0 Policies

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

2.0 **Site History**

2.1 97/01386/1PUD Single storey rear extension and conservatory

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached two storey dwelling with a pitched roof. The character of the locality is residential comprising detached, semi and terraced dwellings.

4.2 **Proposal**

4.2.1 The proposal is for a part two storey rear extension, part ground floor rear and side extension and installation of rear patio area and associated access steps following demolition of existing rear extension.

4.3 **Key Issues**

4.3.1 The key material considerations are design, and impacts on neighbour amenity.

Design

4.3.2 The proposed extensions would be subordinate addition to the dwelling given the lower ridge heights and hipped roof design and a design using matching materials to the existing host dwellinghouse in keeping with its character and appearance. The extensions will be visible in the street scene due to the corner plot location of the host property; however, it is not considered that it would harm the character and appearance of the street scene. The proposal is therefore of an acceptable design.

Neighbour amenity

4.3.3 The extensions are located on the rear and side elevations, and the adjoining neighbour has an existing two storey extension. The extensions would not be considered detrimental to neighbouring properties given the depth of the proposed rear two storey extension which doesn't project further than the neighbouring extension at first floor. Views of the rear of the dwelling on the Lindsell Avenue are not considered materially greater than those from the existing dwelling. Impacts on residential amenity are therefore acceptable.

Parking

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

BNG

- 4.3.5 Exempt from BNG requirements.

Climate change

- 4.3.6 Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 Conclusion

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

5.0 Recommendation

- 5.1 That planning permission be **GRANTED** subject to the following conditions:

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.
2. 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.

3. 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.

4. 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: 14 November 2025	