

DELEGATED FILE NOTE

CASE OFFICER: ...Saffron Loasby.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01160/FPH	Two storey front link extension with open sided front porch canopy and first floor front and rear extensions. Alterations to existing attached garage fenestration to facilitate garage conversion into habitable accommodation. Alterations to fenestration and rear hardscaping works. Erection of detached outbuilding. (As amended by drawings received 02.07.2026)	11 Pear Tree Dell Letchworth Garden City Hertfordshire SG6 2SW

Submitted Plan Nos

LD778 - E01 LD778 - E02 LD778 - E03 P02B P01C P03B

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Relevant Site History**

2.1 None relevant

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 8/06/2026 - Expiry Date: 05/07/2026

3.2 **Neighbour Consultation** – One neighbour representation was received. Concerns raised include loss of light and overbearing impact from the main front lounge window due to its orientation and loss of privacy due to the side windows and lack of obscure glazing.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a detached two-storey dwelling situated on Pear Tree Dell, Letchworth Garden City. The property is one of four in a row that were identical in design, the original properties mirrored each other on their individual plots and sit at the bottom of a wide cul-de-sac arrangement surrounded by other residential properties of varying design and material palettes.

- 4.1.2 The application dwelling sits on a corner plot of the cul-de-sac, and a footpath runs along the northwest shared boundary, beyond which sits 12 Pear Tree Dell to the northwest and the Green Belt to the south.

4.2 **Proposal**

- 4.2.1 The application proposes a two-storey front extension with open sided front porch canopy and first floor front and rear extensions. Alterations to the existing attached garage fenestration to facilitate garage conversion into habitable accommodation. Alterations to fenestration and rear hardscaping works. Erection of detached outbuilding. (As amended by drawings received 02.07.2026)

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- Design and impact on local character;
- Impact on neighbour amenity;
- Highways and parking matters;
- Impact on the environment;
- Biodiversity

Design and impact on local character:

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses and outbuildings to incorporate a design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.3 To the front of the property the existing forward projecting garage will be turned into living accommodation. Windows will be inserted at ground floor on the side elevations and the existing garage door retained. Above the garage a new master bedroom with en suite is proposed, covered by a shallow pitched roof that will tie in with the existing ridge and eaves lines. Three floor-to-ceiling windows will be inserted to overlook the street to the north. A two-storey extension over the existing front door will link the existing and proposed elements together meeting above the eaves with a crown roof finish. New openings are proposed at ground floor for a new shower room and hallway. At first floor the amended design has removed windows that were considered to encroach on neighbour amenity.
- 4.3.4 At the rear the existing single storey projection is to be replaced with a two-storey extension of approximately 2.5m in depth. This will be set off the boundary by 4.5m, and no new openings are proposed at first floor. This sits predominantly over the same footprint as the existing single storey element. Internally the layout is being changed to create open plan living at the rear of the dwelling to overlook the rear amenity space. At first floor the changes allow for extensions to three of the four existing bedrooms.

- 4.3.5 In addition to the above the application proposes a detached single storey gym/hobby room /storage space. This measures 5.4m x 3.8m and will sit in the rear garden of the site, replacing an existing garden shed.
- 4.3.6 There have been numerous forward projecting additions to dwellings like that of 11 Pear Tree Dell, all with varying designs. Initially, the proposal was considered to detract from the simplicity of the original design. However, the extension does include openings that try to honour the original fenestration detailing and is one of the better designs in the street scene and wider context.
- 4.3.7 Overall, the proposal is considered acceptable in design terms. It would not harm the character or appearance of the host dwelling or the wider street scene. Accordingly, the proposed development complies with Policies D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.8 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.
- 4.3.9 In respect of neighbour amenity, most of the openings have been placed to be respectful of neighbour amenity. Amendments have seen the removal of a first floor opening in the northwest elevation and this has gone some way to address the neighbour concerns that have been raised. However, as there are still openings that look directly over neighbouring land and near neighbouring windows a condition has been included to secure obscure glazing, specifically to the ground floor snug window on the east elevation. Whilst this overlooks the front garden of No. 10 and adds to the general surveillance of the Dell, its proximity is such that this arrangement is considered unneighbourly. Any future first floor windows would be limited to those allowed under permitted development, also with restricted visibility. This is not considered to cause the same problem on the northwest elevation given the distance between the proposed dwellings and boundary treatment.
- 4.3.10 Concern has also been raised with regard to the extension over the existing garage having an overbearing impact on the occupiers of No.12. However, the projection does not extend beyond the existing building line of the dwelling. In considering the upward projection of the extensions this will result in more bulk overall, however, given the distance between the dwellings and the new first floor roof sitting clear of the 25-degree angle rule from the neighbouring lounge window, the impact is acceptable. There may be a minimal loss of early morning sunlight to the ground floor lounge window, most specifically in the winter months when the sun is lower in the sky, however much of this sunlight would be impacted by the layout of the existing dwellings and their subsequent additions overtime.
- 4.3.11 The new outbuilding is not considered to have an adverse impact on the neighbour amenity and is well screened by mature boundary planting.

- 4.3.12 With the amendments made to the application and the condition to secure obscure glazing the development is therefore considered to accord with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.13 The development does not include an increase in the number of bedrooms. The existing driveway is proposed to be relayed with permeable natural coloured resin, however the parking provision, whilst reduced due to the loss of the garage, still retains two off road parking spaces. The existing parking (for 2 vehicles) complies with Policy T2 of the NHLP, with adequate parking provision for the size of the property.

Environmental Implications

- 4.3.14 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.15 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due to it falling under the scope of the 'de minimis' exemption.

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**.

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, together with the reserved matters approved by the Local Planning Authority, or with minor modifications of those details or reserved matters which previously have been agreed in writing by the Local Planning Authority as being not materially different from those initially approved.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission or subsequent approval of reserved matters.

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.

4. The window at ground floor level on the north elevation of the development hereby permitted shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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: 27 July 2026	