

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01996/FPH	Part two storey and part single storey rear extension and open-sided front porch following demolition of existing porch and rear element. Alterations to fenestration and external rendering.	School House Highfield Letchworth Garden City Hertfordshire SG6 3PY

Submitted Plan Nos

Location Plan 1/5 Existing Floor Plans 20.09.2026 2/5 Existing Elevations 20.09.2026 3/5 Proposed Floor Plans 20.09.2026 4/5 Propsoed Elevations 20.09.2026 5/5 Roof Plans 20.09.2026

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP2	Settlement Hierarchy and Spatial Distrib
SECN12	Making effective use of land

2.0 **Site History**

2.1 No previous site history.

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises School House, a detached two storey dwelling off Highfield, adjacent to the grounds of Highfield School, Letchworth Garden City. Being a former school house, the dwelling is varied in brickwork, scale and layout compared to the sites surroundings.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

Part two storey and part single storey rear extension and open-sided front porch following demolition of existing porch and rear element. Alterations to fenestration and external rendering.

4.3 **Key Issues**

4.3.1 **Principle:** Within the settlement boundary of Letchworth, and would comprise a modest alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan.

4.3.2 **Design:** The proposed rear extension would feature a hipped roof, and would be rendered and partially bricked to match the external material changes proposed to the main dwelling. Its scale is considered to be suitably subservient to the main dwelling. Its location to the rear would obscure most views from the public realm. The amendment to hip the rear roof slope is considered to improve the visual relationship of

the extension with the dwelling and would mitigate visual dominance within the surrounding area. The alterations to the dwelling to render the walls, and to alter fenestration are noted but would not appear adverse given the existing dwellings different materials, window styles and scale within the street scene. The porch would be visible from the public realm but given its modest scale, central location within the principal elevation and complementary materials of construction, it would not harm the appearance of the dwelling. The development would retain the existing garage and would adjoin the flank elevation of this structure. There is no objection to this given the variety of site layouts locally. Complies generally with Policy D1 of the Local Plan.

4.3.3 **Impact on the street scene:** The extension works are to the rear of the dwelling and would therefore be well obscured from view from the public realm. Some views would be gained from neighbouring gardens, though I consider that this would be modest. The surrounding street scene includes dwellings with brick and white render and open storm porches similar to proposed, and therefore, I do not consider that the development would harm local character and design.

4.3.4 **Impact on neighbours:** The plans have been amended to reduce the depth of the rear extension due to concerns raised with regards dominance and losses of light. This is considered to suitably mitigate harm. The proposed window opening arrangement is not considered to allow for unacceptable losses of privacy for neighbouring occupiers given the similarity in vantage points to existing. The porch, by reason of its modest scale is not considered to harm the amenity of neighbouring occupiers. Complies with Policy D3 of the Local Plan.

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

4.3.6 **BNG:** Exempt from BNG requirements.

4.3.7 **Climate change:** 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 Acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable.

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. 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  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 29 September 2026	