

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01666/FPH	Part single, part two storey rear extension following demolition of existing rear element. Replace existing front garage door with a window to facilitate conversion of garage into habitable accommodation, alterations to existing fenestration and removal of chimneys. Erection of detached outbuilding to rear garden.	22 Baldock Road Letchworth Garden City Hertfordshire SG6 3JP

Submitted Plan Nos

PL.301 PL.302 PL.303 PL.304 PL.305 PL.306 1 PL.307 2 PL.308 PL.309

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
T2	Parking
SECN12	Achieving well-designed places
HE1	Designated heritage assets

2.0 **Relevant Site History**

2.1 None.

3.0 **Representations**

3.1 **Site and Neighbour Consultation** – None received.

3.2 **Letchworth Garden City Heritage Foundation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a semi-detached two-storey dwelling on the north side of Baldock Road within a residential part of Letchworth Garden City. The site is within the Letchworth Conservation Area.

4.1.2 The application site is within the settlement boundary for Letchworth Garden City where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

4.2.1 Part single, part two storey rear extension following demolition of existing rear element. Replace existing front garage door with a window to facilitate conversion of garage into habitable accommodation, alterations to existing fenestration and removal of chimneys. Erection of detached outbuilding to rear garden.

4.2.2 Rear extension:

Single storey element – Approx. 5m deep, 7.88m wide with a flat roof at the height of 3.3m

Two storey element – Approx. 1.25m deep (4m deep from original rear wall), 3.585m wide with a gable roof, 5.11m to eaves, 7.1m to ridge. Materials are:

Walls – Match Existing (White Pebbledash Render)

Windows & Doors – Match Existing (White uPVC)

Roof – Tiles to Match Existing and grey metal standing seam flat roof.

4.2.3 Outbuilding – 4m deep, 5m wide with a flat roof at the height of 2.5m. Materials are:

Walls – Timber Cladding.

Windows & Doors – Grey uPVC.

Roof – Rubber flat roof system.

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 and beautiful 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 communities*”. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.

4.3.3 The extension and outbuilding would be sited to the rear of the dwelling and would not be visible from the public realm. The proposed materials and roof form would be sympathetic to the existing dwelling and the street scene. The eaves and ridge would be sympathetic to the dwelling and would ensure a subordinate relationship. I also consider that the proposed scale and materials would be sympathetic to the character and appearance of the Conservation

Area. The proposal is therefore considered to be compliant with policy D1, D2 and HE1 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.5 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.

Impact on No.1 – 6 Sollershott Lodge

- 4.3.6 The proposed two storey element would be set away from this neighbour by approximately 3.75m and is currently well treed. No side windows are proposed and the existing windows on the neighbouring property serve bathrooms and are therefore obscured glazed. Given that the proposed extension would be a modest addition to the existing two storey projection of the property, I do not consider this further depth to be harmful.

Impact on 24 Baldock Road

- 4.3.7 Whilst I do consider that the proposed extension would be quite tall at 3.3m, given the proposed extension would be sited due west, it would be unlikely to contribute any further loss of light than is already given by the dwelling itself. The proposed single storey element would project 1m beyond the rear conservatory of No. 24 and therefore would not be considered overbearing. The two-storey element would be set suitably off this boundary and therefore would not harm neighbouring amenity. No side windows are proposed. In addition, I consider that the outbuilding would be of a modest scale which would not be considered overbearing or to provide any overlooking.

Highways and Parking:

- 4.3.9 The proposed development would result in the creation of an additional bedroom. The dwelling benefits from one off-street driveway parking space and one on-street parking space. Therefore, there would be no car parking issues arising from the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.10 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:

- 4.3.11 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 North Herts Local Plan, which sets out that development proposal 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.

- 4.3.12 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2, D3, HE1 and T2 of the NHLP 2011-2031 and Sections 2, 12, 14 and 16 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.

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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 19 August 2025	