

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/02299/FPH

Single storey front and rear extensions

34 Northfields

Letchworth Garden City

Hertfordshire

SG6 4QS

Submitted Plan Nos

Location plan Block plan PL01 PL02 PL10 PL11 PL12

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

Notes:

- Representations - no objections have been received to this application.
 - Letchworth Garden City Heritage Foundation were consulted as part of the consultation process. No comments have been received at the time of writing this report.
- Relevant planning history - none relevant.
- Planning constraints – none relevant to the site.
- Existing property:
 - 2-storey end of terrace property of brick construction with tile roof;
 - Large corner plot;
 - Detached single garage to the side of the dwelling;
 - Off street parking for 3-4 vehicles;
 - Site changes in gradient and rises from Northfields towards the rear of the site.
- Surrounding area - the surrounding area is largely residential with a reasonable degree of uniformity in the character and appearance of the locality. There are examples of modest front and rear extensions in the area.
- Proposal – consent is sought for “Single storey front and rear extensions.” This includes:
 - 1.2m deep single storey front extension with lean to style roof, with open sided pitched roof porch projection;
 - 3m deep and 3m in height single storey flat roofed rear extension following removal of existing rear store and brick arch and wall;
 - Proposed materials include tile and brick and windows to match existing.
- Design

- o Front extension - the proposed front extension and porch will alter the overall appearance of the property from the streetscene. The lean to style design and pitched roof porch is acceptable in design and relates positively to the existing dwelling. There are examples of similar front extensions in the wider locality.
 - o The wider streetscene has a degree of uniformity in terms of design and materials. Whilst the front extension will be visible from the street, no unacceptable harm will be caused to the character and appearance of the streetscene.
 - o The materials to match the existing help the addition to relate sympathetically to the host dwelling.
 - o The design of the front extension is acceptable.
- o Rear extension – the rear extension is a substantial addition to the property. However, the proposal will not be particularly visible from the street, being screened by the detached garage and hedges.
 - o Whilst the extension is large, it relates adequately to the host dwelling. The remaining rear garden space is modest. However, the plot is large and adequate space remains around the dwelling within the wider plot.
 - o The materials to match the existing help the addition to relate sympathetically to the host dwelling.
 - o The design of the rear extension is acceptable.
- o The overall design and appearance of the proposed extensions relate adequately to the host dwelling and neighbouring properties and meet the requirements of Local Plan policies D1 and D2 and the requirements of the NPPF.
- o Potential impact on neighbouring amenity
 - o *impact on no 32 Northfields*
 - o The front extension will be single story and extend 1.2m along the shared boundary with no 32. The single storey design, modest depth and lean to style roof help to minimise any potential impact.
 - o *Impact on no 2 Stoneley*
 - o Due to the change in levels, no 2 Stoneley sits at a higher level than the application site.
 - o Due to the corner location, distance off the boundary and single storey design, the rear single storey extension will have no unacceptable impact on the occupants of no 2.
- o It is considered that overall, no unacceptable harm would be caused to the amenity of nos 32 Northfields or no 2 Stoneley and the proposals meet the requirements of Local Plan policy D3 and the requirements of the NPPF.

- Amenity for future occupiers – acceptable.
- Parking and access – the proposal does not generate the need for additional parking.
- Conclusion - the application is therefore considered acceptable in planning terms and to comply with Local Plan policies D1, D2, D3 and T2 and the provisions of the NPPF.
- Recommendation - Grant conditional permission.

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(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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 28 October 2025	