

DELEGATED FILE NOTE

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

APPLICATION SITE

105 Northfields
Letchworth Garden City
Hertfordshire
SG6 4QX

Submitted Plan Nos

Location plan 105NL-01 105NL-02 105NL-03 105NL-04

1.0 Policies

D1	Sustainable design
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D2	House exts, replcmnt dwellings outbuild
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D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
T2	Parking
SECN12	Achieving well-designed places

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 west side of Northfields within a residential part of Letchworth Garden City. The dwelling has an attached, side canopy/carport which is linked to a rear garage.

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 two storey, part single storey rear extension following demolition of existing conservatory.

4.2.2 The proposed extension would be 3m in depth with a flat roof on the single storey element and a hipped roof on the two storey element. The two-storey element would be 4.2m wide,

with eaves at 5m and a ridge at 6.15m. It would also be set away from either boundary. The flat roof would be 3m tall.

- 4.3.3 The proposed materials are Roof tiles to match existing and grey fibreglass flat roof, uPVC windows to match existing (White), Brickwork to match existing, grey aluminium framed doors.

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 proposed extension would be sited to the rear of the dwelling and although some minor views may be visible from Western Way, it would predominantly not be visible from the public realm. In any case, 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 therefore consider that the scale and design of the proposed development to be compliant with policy D1 and D2.

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 107 Northfields

- 4.3.6 The proposed development would result in a 3m deep single storey extension along the shared boundary. In my view, I do not consider that the proposed depth and height would be considered harmful. The two-storey element has been set off the boundary by approximately 2.85m and therefore would not result in any loss of light or be considered overbearing.

Impact on 103 Northfields

- 4.3.7 The proposed development would be set off the boundary by approximately 4.3m and away from the dwelling by 8.7m. The proposed development would be partially screened by the existing side canopy / carport. As such, I do not consider that the two-storey element would be considered overbearing. Due to the orientation of the dwelling, no loss of sunlight would occur. No side windows have been proposed.

Impact on 144 Western Way

- 4.3.8 The proposed development would be set away from rear boundary by approximately 8.25m and the dwelling by 12.3m, as such I would not consider the development to be overbearing to this neighbour. No new vantage point for overlooking neighbouring amenity is created as the dwelling has existing rear windows at the first-floor level. I therefore consider that the proposal would not harm this neighbour's amenity.
- 4.3.9 Due to the points raised above, the proposed development would not harm neighbouring amenity and therefore complies with Policy D3 of the Local Plan.
- 4.3.10 The site features a large garden; the acceptable design and modest scale is appropriate for the local context and therefore would not cause any harm on the amenity of future occupiers.

Highways and Parking:

- 4.3.11 The proposed development would retain the existing garage / carport and driveway which has sufficient parking space for 2 cars. Therefore, there would be no car parking issues arising from the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.12 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:

- 4.3.13 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.
- 4.3.14 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 and D3 of the NHLP 2011-2031 and Sections 2, 12 and 14 of the NPPF 2023.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 11 June 2025	