

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01736/FPH	Single storey rear extension following demolition of existing single storey rear store and alterations to existing fenestration.	34 Chatterton Letchworth Garden City Hertfordshire SG6 2JY

Submitted Plan Nos

1570:01D

1.0 Policies

D1 Sustainable design

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

2.0 **Site History**

2.1 None at application site.

32 Chatterton

2.2 90/01550/1 – Single storey rear extension (5m deep)

3.0 **Representations**

3.1 **Site Notice and Neighbour Representations** – None received.

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a two storey terraced dwelling on the south side of Chatterton within a residential part of Letchworth Garden City. The dwelling has a vehicle garage to the rear, the front of the dwelling is served by a footpath only. The dwelling has a shed to the rear which is attached to the dwelling via a canopy. The dwellings are staggered with 34/35 sitting forward of 32/33 Chatterton.

4.2 **Proposal**

- 4.2.1 Single storey rear extension with rear store, following demolition of existing single storey rear store and alterations to existing fenestration.
- 4.2.2 The existing shed / canopy is 3.55m deep, 1.95m wide, 2.1m to eaves and 2.5m to ridge.
- 4.2.3 The proposed extension is approx. 3.537m deep, 3.252m wide with a lean to roof 2.55 to eaves and 3.5m to peak.
- 4.2.4 The proposed store is approx. 0.665m deep, 2.01m wide, 1.3m to eaves and 1.35m to peak.
- 4.2.5 The proposed materials are:

Roof – Match existing (Concrete interlocking tiles).

Walls – Match existing (Facing brickwork).

Windows / Doors – Match existing (white uPVC).

4.3 **Key Issues**

- 4.3.1 Design: fenestration and materials sympathetic to dwelling. Subordinate in scale to the dwelling. Complies generally with Policy D1 of the Local Plan
- 4.3.2 Impact on the street scene: Not visible from the public realm. No adverse harm to street scene. Complies with Policy D1.
- 4.3.3 Impact on neighbours: The proposed extension would project a similar depth to the existing but would have a greater pitch and eaves height. The neighbour sits at a lower ground level approx. 0.2m lower which increases the height to 2.75m (eaves) and 3.7m (peak). Given that a similar extension could be approved under a NCS and the increased height would still constitute a modest extension. I consider that the proposal complies with Policy D3 of the Local Plan.
- 4.3.4 Parking: No change in number of bedrooms. Complies with T2 of the Local Plan.
- 4.3.5 BNG: Exempt from BNG requirements
- 4.3.6 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. 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 2 September 2025	