

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01319/FP	Erection of one self-build detached 4- bed dwelling with integral garage following demolition of existing dwelling including soft and hard landscaping and alterations to existing vehicular access (as amended by plan received 18th June 2025).	17 Pasture Road Letchworth Garden City Hertfordshire SG6 3LP

Submitted Plan Nos

602-001 602-002-A 602-003-A 602-010-C 602-012-B 602-011-C

1.0 Policies

SP9	Design and Sustainability
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T1	Assessment of transport matters
T2	Parking
SECN12	Achieving well-designed places

2.0 **Site History**

- 2.1 **20/01392/FPH** - Demolition of first floor / dormer window above the garage, existing single storey (north) side projection and existing single storey rear extension and conservatory followed by replacement two storey rear extension, two storey (north) side extension, single storey (south) side extension and first floor extension above ground floor part of the garage plus two hip to gable roof extensions and alterations to the fenestration. (Amended plans received 21/09/20 and 05/10/20).

Conditional Permission

- 2.2 **92/01249/1** - Single storey rear extension, pitched roof over existing garage and insertion of 2 dormer windows; new roof to main dwelling and ancillary works.

Conditional Permission

3.0 **Representations**

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

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

3.3 **Hertfordshire Highways** – Following an initial objection to the proposal and the subsequent submission of further amended information to overcome these concerns, no objections are raised subject to conditions.

3.4 **Environmental Health** – No objection subject to condition and informative.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a large, detached property located on the east side of Pasture Road, Letchworth. The property is set back from the road benefiting from a sizable front garden and access/driveway.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of one self-build detached 4-bed dwelling with integral garage following demolition of existing dwelling including soft and hard landscaping and alterations to existing vehicular access (as amended by plan received 18th June 2025).

4.3 **Key Issues**

4.3.1 The key considerations are

- Principle of Development
- Design and Character
- Impact on the Amenities of Neighbouring Properties/Future Occupiers
- Access, Highways and Parking
- Ecology
- Other Matters

Principle of Development

4.3.2 The principle of demolishing an existing dwelling and re-building it is unobjectionable in planning terms. The proposed replacement dwelling would represent an increase in gross internal area from approximately 291m² to 411.5m² (including the garage). It is considered that this level of increase is acceptable and proportionate given the existing generous plot size and the prevailing scale of neighbouring properties on Pasture Road, in line with Policy D2 of the Local Plan.

Design and Character

4.3.3 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 states that planning permission for replacement dwellings will be granted where the proposal does not harm the character and appearance of the site or street

scene. These considerations are echoed in Policy SP9 of the Local Plan and Section 12 of the NPPF.

- 4.3.4 Pasture Road is characterised by dwellings with a wide variety in terms of scale, design/form and materials. Properties are generally set some distance back from the highway and this is particularly the case on the eastern part of this estate where the application site is located. The eastern section is also characterised by mature boundary planting in the front gardens.
- 4.3.5 The proposed development seeks to demolish the existing dwelling on site, which is of traditional form and character and comprises a dual-hipped roof, two-storey front projection and traditional materials, and re-build the dwelling with a dual gable ended roof, a larger two-storey front projection, a two-storey/single-storey rear element, and similar traditional materials. The height of the dwelling would remain the same at 8.32m and whilst the gross internal area of the property would increase by approx. 120sqm, the footprint increase would be very modest compared to the host property. The scheme would comprise a pair of front facing gable ends, with a recessed central pitched feature and two-storey bay windows. The scheme would also incorporate a pair of rear facing gable ends with a modest flat-roofed single-storey element, with associated new fenestration on all elevations at ground and first floor, including a large, glazed element on the north elevation to serve the landing/staircase. The dwelling would be finished in red multi brick/cream render, red plain clay tiles, and grey powder coated aluminium windows and doors. The scheme would also see grey powder coated aluminium fascia's, gutters and downpipes. The proposed external appearance and footprint of the replacement dwelling would largely resemble the scale of development approved under application ref: 20/01392/FPH.
- 4.3.6 It is considered that, seeing as the proposed development is very similar in scale, external appearance, and general form to that approved under the previous application at this site, the proposed is acceptable in design terms. There have been many recent applications in Pasture Road for extensive extensions and alterations to properties or outright replacement dwellings, where the scale and extent of changes were considered appropriate. There is no reason to draw a different conclusion for this site. The host dwelling is of pleasant appearance but is not so special to warrant retention in the context of the neighbouring properties on Pasture Road. The proposal would retain a traditional character and external finish, especially from the front elevation with the proposed two-storey bay windows. There is a wider variety of architectural styles including hipped and gabled dual-pitched roofs, general scales of development including modest and very sizable properties, and materials on this street scene including various brick and render finishes. The northern elevation would incorporate a large, glazed element, which is relatively contemporary but on this elevation, which faces a dense tree line and would serve a staircase/landing, it is considered acceptable. The scheme would be a material change from the existing dwelling, but given the set back distance from the highway, the existing landscaping on the front garden/amenity area and the appropriate design, the scheme will not result in any harm to the character and appearance of the site or street scene
- 4.3.7 The proposal is therefore deemed acceptable in design terms and in accordance with Policy D1, D2 and SP9 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours/Future Occupiers

- 4.3.8 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.9 The site benefits from two immediate neighbours, No.15 due north which is a detached dwelling and No.19 due south which is also a detached dwelling.
- 4.3.10 In respect of No.15, the proposed dwelling will result in a deeper and closer two-storey mass close to the shared boundary when viewed from this property due to the hip to gable roof, with additional windows at first floor facing in the northern direction. However, the site is split from No.15 by an existing footpath and a dense line of trees which are largely as tall as the host dwelling. Therefore, whilst the scheme will appear larger on this boundary, given the separation distance and existing screening between the two properties, it is considered that the proposal will not result in any adversely overbearing impact on this neighbour, nor will it result in loss of privacy or daylight/sunlight, given the enforcement of obscure glazed conditions for suitable windows and the fact the scheme is sited beyond the 45-degree line from the nearest habitable window. Given the relationship with the proposed dwelling and No.15, the 2NO windows to serve the dressing room and en-suite will be conditioned to be obscured. The larger glazed element on the landing/staircase and the 2NO windows in the bedroom are not considered to require the same obscure condition, given the boundary treatment and the non-habitable nature of the landing/staircase.
- 4.3.11 In respect of No.19, this property is closer to the host dwelling and is not screened by the same level of dense landscaping as No.15. However, the footprint of the replacement dwelling will be largely similar on this side of the property, increasing marginally to the front at two-storey, and only marginally at single storey to the rear. The height of the dwelling remains the same as is but will comprise a gabled roof instead of the existing hipped roof, which will not have any adverse impact on this neighbour. The proposal is outside the 45-degree light angle and side facing windows at first floor will be subject to obscure glazing conditions. There is one side facing window on this neighbours property at first floor but given this neighbour is due south and there is a fair level of separation between the window and the proposed dwelling, this window will not be adversely impacted. Moreover, this property has benefitted from large scale extensions already, right up to the boundary with the host dwelling. Overall, whilst the scale of the proposed dwelling will be noticeable, it is considered that the development will not result in materially adverse harm to the amenity of this neighbour, in regard to overbearingness, loss of privacy and loss of daylight/sunlight.
- 4.3.12 The application approved under ref: 20/01392/FPH considered the impact of the proposal on the amenities of neighbours, concluding that the proposal was acceptable in its impact on neighbours. Given that the scale of development is largely similar to that under consideration herein, it is considered reasonable to draw similar conclusions.
- 4.3.13 In terms of future occupiers, the new dwelling will far exceed the minimum space standards for a property with this number of bedrooms, will have a large private amenity area and all rooms will achieve suitable levels of nature light. Therefore, the proposal will not harm the living conditions of future occupiers.
- 4.3.14 As such, the proposal will not cause unacceptable harm to living conditions of neighbours or future occupiers, in line with Policy D3 of the Local Plan.

Access, Highways and Parking

- 4.3.15 Policy T1 states that planning permission will be granted for schemes that would not lead to highway safety problems or cause unacceptable impacts upon the highway network.
- 4.3.16 The application proposes to re-instate the existing northern access to be used with the existing southern access, to create an in and out system. The Highway Authority have considered this and whilst they would normally not agree to a site having two accesses, this northern one is existing and if the intention is to have an in and out system, the scheme would need to incorporate some measure to ensure this takes place. The scheme has been amended to incorporate a no entry sign facing the dwelling to overcome the concerns with visibility from this northern access. Following consultation with the Highway Authority on this amended plan, they have no objections subject to four conditions covering the implementation of the agreed visibility splays, the implementation of the no entry signage, the appropriate arrangements for surface water within the site, and a pre-commencement condition covering a Construction and Demolition Plan. These conditions are considered reasonable in this instance. The scheme is acceptable in highway terms in line with Policy T1 of the Local Plan.
- 4.3.17 The proposed development will not increase the number of bedrooms in the property but there are sizable areas of parking on the driveway and garage, well in excess of the 2 parking spaces required under Policy T2 of the Local Plan and The Vehicle Parking at New Developments SPD.

Ecology/BNG

- 4.3.18 The proposal is exempt from the mandatory 10% BNG as this is a self-build scheme.

Other Matters

- 4.3.19 The proposal would incorporate a small bin store to the south of the property on the boundary with No.19, which is acceptable.

4.4 Conclusion

- 4.4.1 The proposal is considered acceptable in planning terms and in accordance with Policies SP9, D1, D2, D3, T1 and T2 of the Local Plan, as well as Section 12 of the NPPF.

4.5 Alternative Options

- 4.5.1 N/A

4.6 Pre-Commencement Conditions

- 4.6.1 The applicant has agreed to the proposed pre-commencement conditions.

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.

3. The replacement dwelling hereby permitted shall only be finished in the materials as stated on drawing number 602-010-C and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the dwelling is in-keeping with the street scene and 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.

4. The windows at first floor level on the northern elevation to serve the dressing room and en-suite and on the southern elevation to serve the two en-suites of the development hereby permitted shall be permanently glazed with obscure glass and be non-opening below 1.7m above floor level.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

5. Prior to the first occupation/use of the development hereby permitted, such splays shall thereafter be retained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

Reason: To ensure that the level of visibility for pedestrians, cyclists and vehicles is satisfactory in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

6. Prior to the first occupation of the development hereby permitted, the northern access shall be clearly signposted as in-only, and the southern access shall be clearly signposted as out-only.

Reason: To ensure clear directional guidance for vehicles entering and exiting the site, in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018)

7. Prior to the first occupation/use of the development hereby permitted, appropriate arrangements shall be made for surface water to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To avoid the carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018)

8. No development shall commence until a Construction and Demolition Plan has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: The Construction Management Statement shall include details of:
 - a. Construction vehicle numbers, type, routing
 - b. Access arrangements to the site
 - c. Traffic management requirements
 - d. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
 - e. Siting and details of wheel washing facilities;
 - f. Cleaning of site entrances, site tracks and the adjacent public highway;
 - g. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
 - h. Provision of sufficient on-site parking prior to commencement of construction activities
 - i. Post construction restoration/reinstatement of the working areas and temporary access to the public highway;
 - j. where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition

because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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.

Informative/s:

1. AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence.
Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.
AN2) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.
AN3) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.
AN4) Avoidance of surface water discharge onto the highway: The applicant is advised that the Highway Authority has powers under section 163 of the Highways Act 1980, to take appropriate steps where deemed necessary (serving notice to the occupier of premises adjoining a highway) to prevent water from the roof or other part of the premises falling upon persons using the highway, or to prevent so far as is reasonably practicable, surface water from the premises flowing on to, or over

the footway of the highway

2. During the construction phase the guidance in BS5228-1:2009 (Code of Practice for noise Control on construction and open sites) should be adhered to.
During the construction phase no noisy activities shall take place outside the following hours:
Monday to Friday 08:00-18:00hrs; Saturdays 08:00-13:00hrs and Sundays and Bank Holidays: no noisy work at any time.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 5 August 2025	