

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01409/FPH	Two storey rear extension with solar panels to roof. Installation of ground floor veranda to rear. Raise existing side elevation roof ridge height, insertion of rooflights and replace existing tiles to roof, and replace existing dormers with zinc mono-pitched dormers. Alterations to existing fenestration to include pushing back garage door to form a front elevation porch. Alterations to existing front garden layout. Installation of Air Source Heat Pump (as amended by plans received 31st July 2025).	4 Hawthorn Hill Letchworth Garden City Hertfordshire SG6 4HE

Submitted Plan Nos

12418_SD_100A 2418_SD_101A 2418_SD_102 2418_SD_103A 2418_PD_205E 2418_PD_202D
2418_PD_201D 2418_PD_203D

1.0 **Policies**

- D1 Sustainable design
- D2 House exts, replcmnt dwellings outbuild
- D3 Protecting living conditions
- SECN12 Achieving well-designed places

2.0 **Planning History**

- 2.1 **20/02174/FPH** - Two storey rear extension, relocation of existing main entrance to front of property and erection of a canopy over it and alterations to front dormer window.

Conditional Permission

3.0 **Representations**

- 3.1 **Site Notice and Neighbour Consultation** – None received.
- 3.2 **Letchworth Heritage Foundation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached dwelling located on the south side of Hawthorn Hill, Letchworth.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the erection of a two storey rear extension with solar panels to roof. Installation of ground floor veranda to rear. Raise existing side elevation roof ridge height, insertion of rooflights and replace existing tiles to roof, and replace

existing dormers with zinc mono-pitched dormers. Alterations to existing fenestration to include pushing back garage door to form a front elevation porch. Alterations to existing front garden layout. Installation of Air Source Heat Pump (as amended by plans received 31st July 2025).

4.3 **Key Issues**

- 4.3.1 The key considerations are design and the impact on the amenities of neighbouring properties.

Design

- 4.3.2 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 of the Local Plan states that planning permission for house extensions will be granted if the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.
- 4.3.3 The proposal incorporates several elements. The main part of the proposal is a two-storey rear extension with a ground floor veranda, which would extend approx. 4.0m deep and 6.3m wide, with a steep dual-pitched roof measuring approx. 8.0m to ridge and 3.2m to eaves. The two-storey element would project from the existing rear facing gable end and be set within the ridge and eaves. This would link to a proposed single-storey rear element that would extend onto a veranda with open walls on posts. The scheme would also see the increase in ridge height of the existing recessed ridge line by approx. 0.9m to match up with the host dwellings main ridge line which is also to be increased by approx., 0.15m, whilst also replacing all of the roof tiles on the property and inserting 2NO replacement flat roof dormers and 4NO rooflights. The scheme would also see the insertion of 12NO solar panels on two roof slopes. All proposed materials would match the host dwelling. The scheme would also see the garage door being pushed back to allow for a front porch area. Landscaping works to the front garden are also proposed, including soft landscaping changes and new porous resin driveway/footways. An air source heat pump is proposed on the ground next to the side elevation.
- 4.3.4 It is considered that the design of the proposal is acceptable in planning terms. The proposed two-storey rear extension has been designed to sit within the eaves and below the main ridge height, whilst matching the form and proportions of the host dwelling, to ensure it is sympathetic and subordinate to the main property. The single-storey extension and veranda element are modest additions and are considered well designed in this context. The replacement dormers would be a marked change from pitched roofs to flat roofs, which may unbalance an element of symmetry compared to No.2 Hawthorn Hill, but this is acceptable as other properties on Hawthorn Hill benefit from modest flat roof dormers. The proposed rooflights and solar panels are unobjectionable modest elements. The works to the front garden are considered acceptable, given the porous nature of the hardstanding material and soft landscaping elements don't require permission. The air source heat pump is compliant with the permitted development criteria for this type of development (Part 14, Class G) as confirmed by the agent.

- 4.3.5 The main consideration in this regard is that in order to facilitate the proposed extensions for this proposal, the ridge heights of the host dwelling are set to be increased by 0.9m and 0.15m respectively, which will see the ridge line be one continuous height rather than the recessed element that is there as existing. Whilst the property is not a semi-detached dwelling with No.2, it is detached but very close such that the two properties are viewed as a pair. This element, particularly the 0.9m increase of the horizontal ridge line when viewed from the street scene, will see property appear almost 1.0m taller than No.2 and be somewhat against the existing symmetry these two properties have. However, it would appear that the detached neighbour at No.6 is taller than the proposals at the application site, so there would be an incremental increase in height as one travels down Hawthorn Hill. Moreover, whilst the site and No.2 are symmetrical in terms of ridge height, there is very little else they are similar in terms of appearance and general form, and the other aspects of the proposal will see them look even more different. Therefore, whilst this increase in ridge height is acknowledged, it is considered acceptable on balance in this instance. The proposal will not result in material harm to the character and appearance of the street scene. Moreover, it is considered that the proposed development is a far better scheme visually than the scheme approved under the previous application under ref: 20/02174/FPH, even though this permission appears to have lapsed.
- 4.3.6 The proposal is therefore deemed acceptable in design terms and in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.7 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.
- 4.3.8 The property benefits from two detached neighbours, No.s 2 and 6 Hawthorn Hill. The majority of the proposed works will not result in any material impact on these neighbours, namely the increased ridge height, the insertion of 2NO replacement dormers, the 4NO rooflights, the 12NO solar panels, the garage door alterations and the works to the front garden, given their modest nature and scale. The proposed two-storey/part single storey rear element and veranda will be noticeable changes from both neighbours either side, given their scale and relationship with both boundaries. That said, both neighbours appear to have similar extensions as existing and whilst the two-storey element will be deeper than these elements, it will be sufficiently set away from both boundaries to not be unacceptably harmful. The single-storey rear element has been amended to include timber slats on the side of the raised veranda to restrict lateral views, which will protect amenity. In terms of daylight/sunlight, given the orientation of the site to these neighbours, there may be some light impacts towards No.6 in the evening, but this will be limited to No.6's side elevation/roof slope which has limited windows. The single-storey element and veranda are modest elements and will not result in any harm, given the height, lean-to form and boundary treatments with No.2. Overall, it is unlikely that the development will result in any harm to the reasonable living conditions and amenity of neighbours, with respect to overdominance, overlooking, loss of daylight/sunlight. The air source heat pump is compliant with the permitted development criteria for this type of development (Part 14, Class G) as confirmed by the agent, such that it should not result in any harm to the amenity of neighbours.

- 4.3.9 Therefore, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Biodiversity Net Gain

- 4.3.10 The proposal is exempt from the mandatory 10% BNG.

4.4 **Conclusion**

- 4.4.1 The proposal is considered acceptable in planning terms and in accordance with Policies D1, D2 and D3 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 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.

3. The extensions hereby permitted shall only be finished in the materials as stated on drawing number 2418_PD_203A Proposed Elevations and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the proposal is in-keeping with the host property 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 vertical timber screening on the veranda as shown on plan no. 2418_PD_203D shall be erected in accordance with the approved plan prior to the internal fitting out of the extension hereby approved and maintained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: to ensure mutual privacy is maintained and to protect amenity, in accordance with Policy D3 of the North Herts Local Plan 2011 - 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 5 August 2025	