

1 Please check attached sketches from _____ and Pasture Road and let me know

A) Why have to break ridge height and lower front gable when number _____ have same as the ridge height.

B) why have to break more on the boundary line and _____ have already 150mm step back with gable, and number _____ have rear elevation over 18 metre long without any breakage .After 5 years later Heritage understood _____ have a right to build on the boundary line.

C) What is the reason you asking to remove the gable? then this elevation will look longer the reason to have gable both north and south is to break the depth ,number _____ is 24 metre deep.

D) have more than 9m gap between number _____ and the property is set back from the road you cannot see from the road. So explain what affect the gable its making to number _____ or _____

E) Explain to _____ why you are saying mass to _____ property and not to no _____ which is sitting top of the road ,and is over 18 metre wide and my property is only 14 metre wide and is set back from road

2 Please can you explain why HCA is asking for a two metre gap for single storey extension and are saying its affecting number _____ when previously your advises were 2 metre gap for 5 metre deep two storey is acceptable.

3 The new build application is only 5 metres deep from the original house and is within your design principal and the first floor match number _____ rear wall. As previously advised hip to gable for the new build is not a problem and also saying it needs to be all consistent either all hips or all gables . _____ existing house have hips and gable so please explain why are you asking all hips now , and _____ still need to go through all appeal again this is a record for my application to go the third time now ,will be in Letchworth History .The AMC asked the HCA to look again but still refused.

4 Inspector first appeal , 1968 drawing used against _____ roof height that drawing was not _____ house that was number _____ house drawing so who supply that? You are saying that number _____ s not involved in my case ,

and works for AMC. that will be tested in the high court when will ask for the P60 from 2020. Number final drawing amendment after their appeal the owner shown the drawing to number at home so this still shows works for the Heritage.

5 2nd application amended the drawing three times and each time consulted the neighbours, and after that asked planning consultant at that time to withdraw the application because thinks that property is going to be demolished. This clearly shows they don't know what they are doing. After that it went to the 2nd appeal the inspector did not agree to anything, kept on saying wrap around, but agreed for building on the boundary line, after showed heritage own properties built on the boundary line. The Heritage design guide does not cover building on the boundary line but they build there own properties, and cheat and treat people unfairly in Letchworth this again will be tested in court.

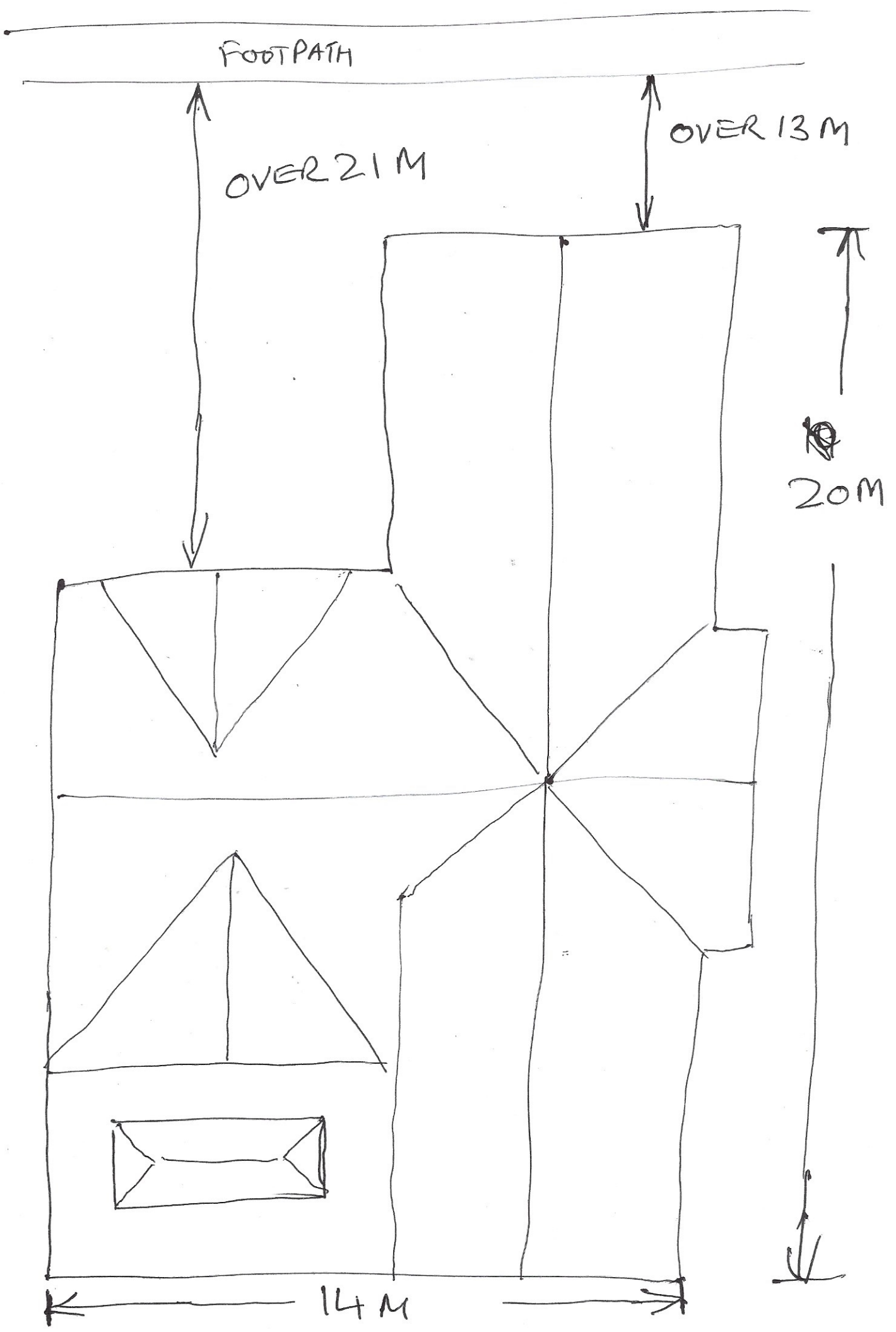
6 NHDC given permission to both new build and extension they are professionals but the Heritage use power not planning. What qualification do the HCA members have? They use a voting system.

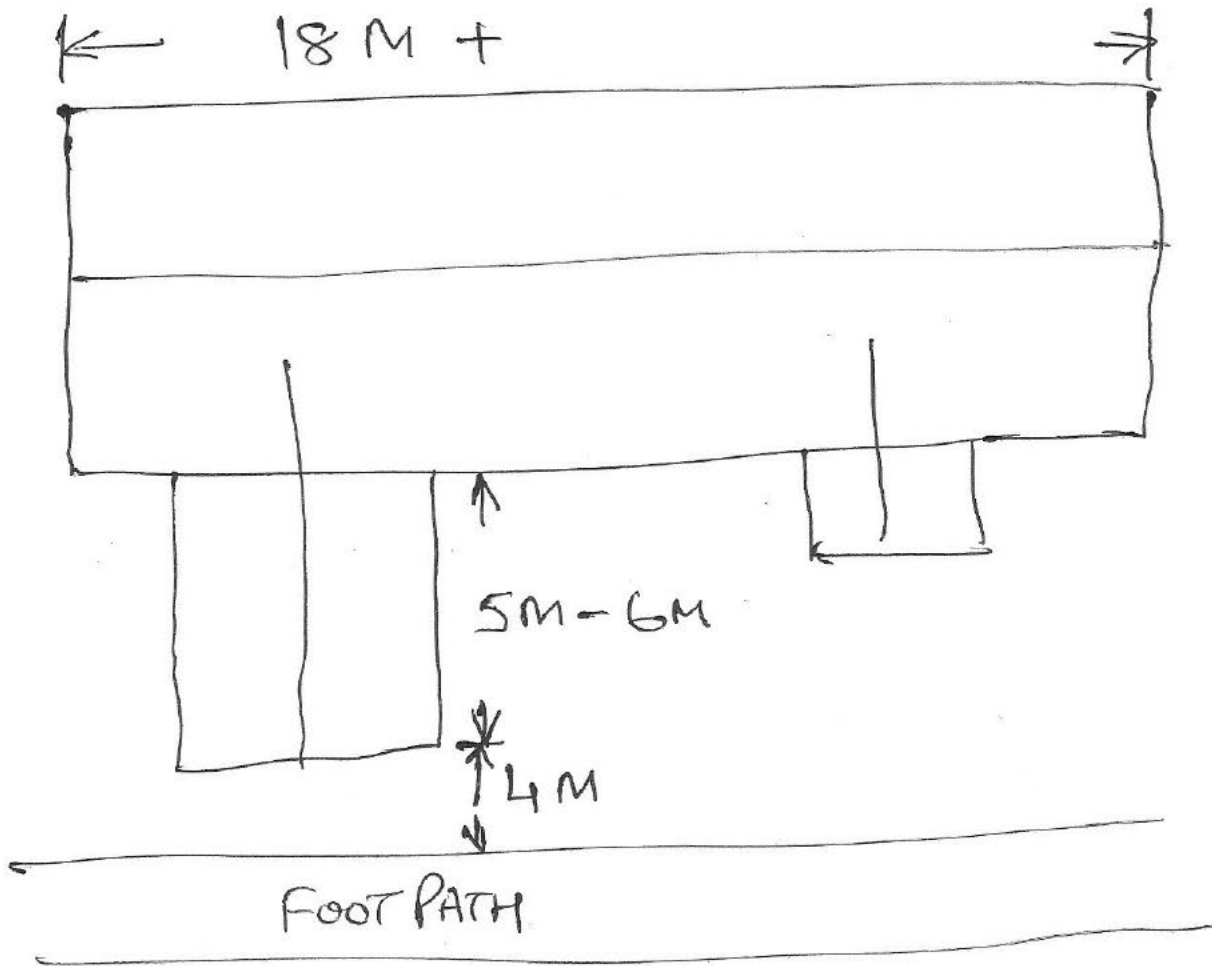
7 From 2020, all the Heritage are saying is wrap around extension, now understand is the reason which was behind this is that they didn't want me to build on the boundary line. The reason am not getting planning permission is because of no as does not want the gables, and works for the Heritage. After speaking with many planning consultants and architects all the information gathered, that the heritage do not like peoples loft spaces, as you can see what they have done to number. Like 13 metre wide to the rear divided in three elevations so no loft space left hope this is not true playing with peoples right but will be tested in court.

8 Looking to the inspector's appeal history it shows is backing up Heritage cases and is not independent, otherwise like the local council appeals people have 50 / 50 chance but with the Heritage its only one way traffic. Appeal system is fixed same inspector each time under control.

9 Finally, what ever the outcome from this case, it will go to high court for justice and claim, and challenge their planning power getting over 100 signatures. hope they understand what they are doing.

17 PASTURE RD.

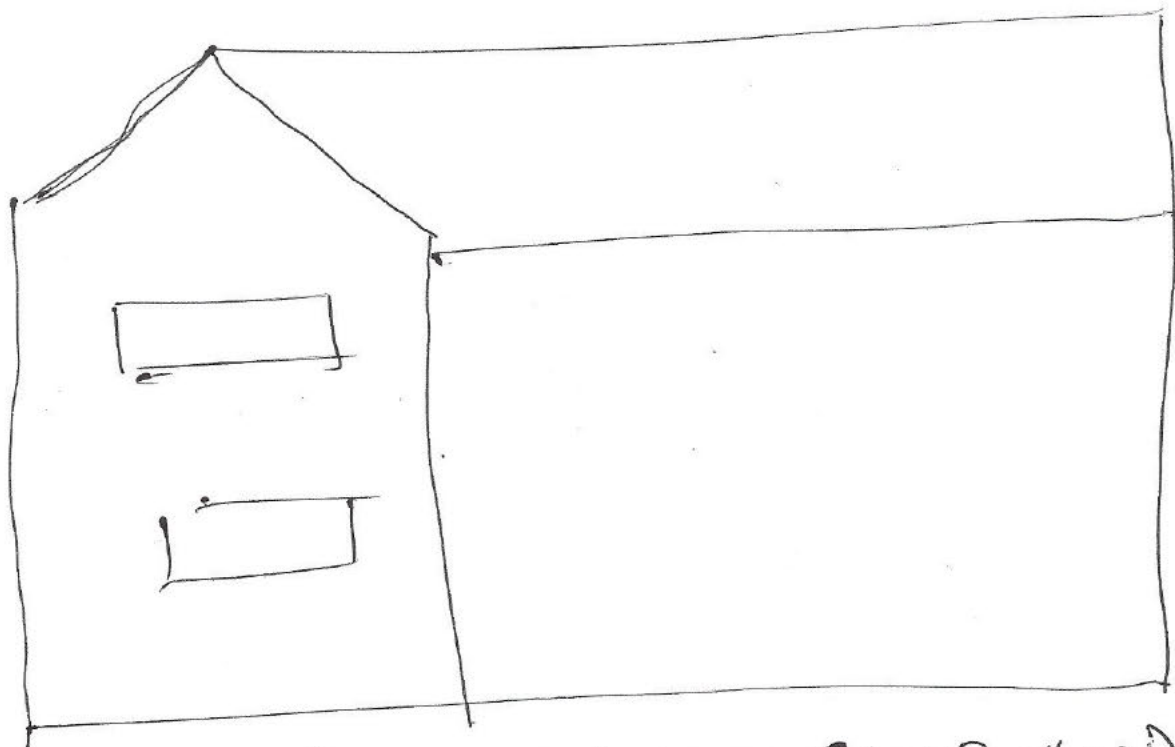




NO BREAK IN THE RIDGE HEIGHT

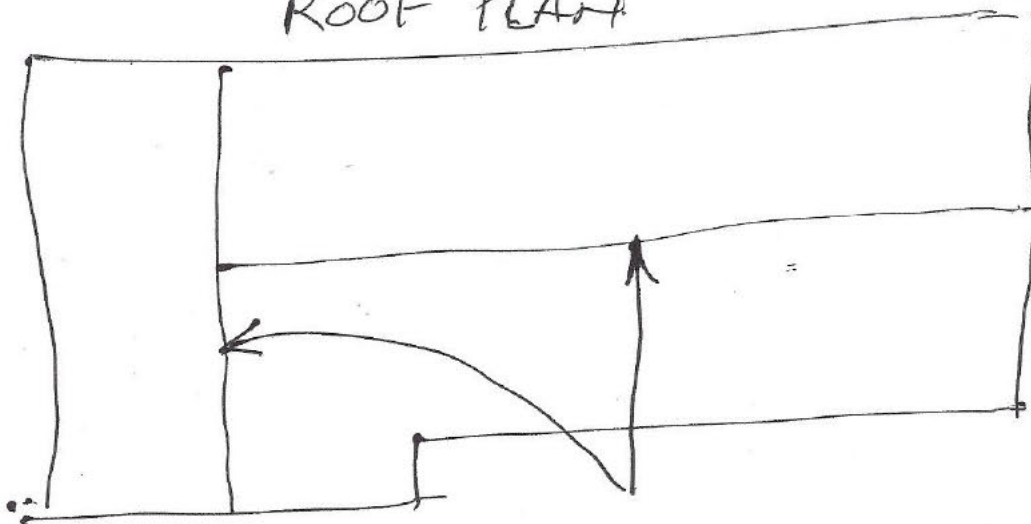
CABLE BOTH END

NO BREAK IN THE REAR ELEVATION



RIDGE & GABLE HEIGHT SAME AND
OVER 1M GABLE HIGHER THAN MINE

ROOF PLAN



FRONT GABLE & RIDGE HEIGHT SAME

ERECTION OF A REPLACEMENT DWELLING

17 PASTURE ROAD, LETCHWORTH GARDEN CITY, SG6 3LP

Consent is sought for the erection of a replacement dwelling at 17 Pasture Road, Letchworth Garden City. A separate planning application has been submitted to North Herts District Council. This letter should be read in conjunction with the Planning Statement that was submitted with that application.

The site is within the Modern Character Area. The Design Principles document describes this area as one which:

“Includes a wide range of housing styles, with some areas having a unique generic style. Many homes have open frontages set along wide roads.”

The document explains that the Design Principles have been developed to help homeowners plan external alterations. It covers all types of extensions to a house as well as alterations to doors windows, external walls and outbuildings. There is not a separate document for replacement dwellings so the guide is not entirely relevant. However, the proposal is considered to adhere to the general spirit of the Design Principles in the following circumstances.

- The new dwelling would extend only very marginally beyond the front elevation of the existing dwelling. The open nature to the frontage and front building line would therefore be retained.
 - The new property would not extend beyond the rearmost point of the existing dwelling, It would retain a substantial rear garden area in keeping with the Garden City Principles.
 - The dwelling would be deeper than the existing building to both its sides, but good separation would be retained to neighbouring properties, ensuring no loss of light or overbearing impact to the adjoining occupiers.
 - The proposal would reflect the existing separation to the side boundaries and would be of a similar height. It would therefore not increase its presence of the building within the streetscene.
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- Notwithstanding the above, the proposal would incorporate a good standard of design and would include design features and materials that are present elsewhere within Pasture Road.

In conclusion, the proposed dwelling would not significantly change the character and appearance of the site or the wider streetscene. Moreover, the proposal would incorporate a good standard of design and the house would sit comfortably with the eclectic range of architectural styles in the vicinity.



TRUSTEES REVIEW

Demolition and erection of a detached dwelling with integral garage 17 Pasture Road, Letchworth Garden City, SG6 3LP

This statement responds to a letter from the Letchworth Garden City Heritage Foundation dated 22nd July 2025. The letter refused consent for a replacement dwelling at 17 Pasture Road, Letchworth Garden City. The letter listed 8 reasons for refusing consent and these will be considered in turn.

1) The proposed building is considered to be poorly designed and unsympathetic to the existing property and streetscene.

This first reason did not offer any specific explanation as to why the design was considered to be poor. It is presumed therefore that that the justification is provided in the reasons that follow and these will be addressed accordingly.

2) The building's height has been increased and there is inconsistency to window styles and roof treatments

The existing and proposed plans are both dimensioned and demonstrate that the height of the building would not increase. The window design is largely consistent, comprising predominantly standard casement openings. The obscure glazed windows differ but are proportionate in size. The dwelling would consist of a single main ridge. The gables to the front and rear differ in size but have the same roof pitch. There is no reason why these should be perfectly symmetrical.

3) Any two-storey building should be at least 2m away from adjacent boundaries

The design guide, Design Principles – Modern Character Area, advises that side-extensions should not be sited within 2m of the boundary. This is to maintain the spacious character of the area. There is no design advice which states that a replacement dwelling should be sited 2m from all boundaries.

The existing dwelling is located on the boundary and so there would be no loss of space. The Scheme of Management Inspector for the previous appeal specifically stated that:

“As the existing garage lies on the boundary and there is a large gap to number 15 to the north over an unused right of way, the principle of building up to the boundary has been accepted.”

The Inspector referred to the length of the flank elevation but this has been reduced for the current scheme.

There are also numerous other examples of dwellings in the area that are located on or very close to a side boundary at two-storey level.

4) Loss of any of the original features of the existing building

If it were intended to prevent the loss of all existing houses it is presumed that this would have been expressly set out in the design guide. However, this is not the case. The loss of original features cannot therefore be a justifiable reason to withhold heritage consent as it would prevent any replacement dwellings despite it not being a policy or design objective.

5) The bulk and massing of the proposed building is incongruous with the street scene and wider context of the town (a hipped roof is preferred to reduce the bulk of the building)

The proposed building would not appear as unusually large or dominating with the streetscene. There are a variety of roof forms on the locality including buildings with gables ends, the nearest one being within just 2 plots at No Pasture Road. In an area characterised by detached, and often very large properties, the proposed dwelling would appear as perfectly in keeping. The significant setback from the highway and generous spacing between buildings means that a hipped roof is not necessary to retain the character of the area.

6) The new building should better reflect the existing design, in particular through the retention of fenestration style and chimneys

There is nothing in either the New Housing Developments or Modern Character Area design guides that suggest a replacement dwelling should reflect the appearance of the existing property. The existing dwelling has not been identified as a Home of Special Interest. The building shares characteristics with the neighbouring property but it is not part of a streetscene that displays repetitive design. The existing house has a pleasant design but there is nothing so outstanding that should require existing features to be replicated in a replacement building. The Inspector for the previous appeal noted that within Pasture Road there is no consistency of design style to protect.

7) The removal of 3 trees within the frontage property without the reinstatement of an appropriate replacement tree(s)

The applicant's statement for the planning application advised that he was happy to accept a condition that required replacement tree planting. This remains the case and there is ample room within the front garden for this to be achieved.

8) When creating hard-standings on front gardens, at least 50% of the original frontage area shall normally be maintained as soft landscaping

The diagram attached as Appendix 1 demonstrates that this requirement would be comfortably met. The hardstanding would account for an area of 116.8m² out of a total front garden area of 263.8m². Nearly 56% of the front garden would therefore be retained as soft landscaping.

In all the above circumstances, the proposal would represent a well-designed dwelling that is proportionate in size to both its plot and neighbouring development. The proposals would not conflict with the Design Principles and would preserve the character and appearance of the area.

Statement written by
October 2025





www.north-herts.gov.uk

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

DECISION NOTICE

Correspondence Address:

PARTICULARS OF DEVELOPMENT

Application:	25/01319/FP
Proposal:	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).
Location:	17 Pasture Road, Letchworth Garden City, Hertfordshire, SG6 3LP
Plan Nos:	602-001 602-002-A 602-003-A 602-010-C 602-012-B 602-011-C

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT PERMISSION** for the development proposed by you in your application received with sufficient particulars on 30 May 2025, subject to the following condition(s):

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.

Planning 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).

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:

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Development and Conservation Manager

Date: 5 August 2025

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

NOTES

- 1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**
- 2 Applicants will need to pay a compliance fee where they request confirmation in writing of any planning consent, agreement or approval (commonly known as discharge of conditions) required by one or more conditions or limitations attached to a grant of planning permission.
- 3 The fee is £298 per request or £86 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of the dwellinghouse.

The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available via the Council's website:
www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application

- 4 If the development hereby permitted is one that will require a new postal address/es then please contact the Council's **street naming and numbering service** on 01462 474431 or email SNN@north-herts.gov.uk who will advise you on how to apply for the new address/es.

Any proposed sales and/or marketing name to be adopted by the developer should be forwarded to the **street naming and numbering service**, prior to any publication of the site details and sales information.

- 5 If you are aggrieved by the decision of your local planning authority (LPA) to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

However, if an enforcement notice has been served for the same or very similar development the time limit is 28 days from the date of the LPA decision or 28 days from the date the enforcement notice was served.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

6 **Purchase Notices**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

- 7 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth Garden City) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact Hertfordshire Highways, Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG138DQ or telephone 0300 1234 047.

8 **Cadent Gas Informative:**

Cadent Gas own and operate the gas infrastructure within the area of your development. Contact our Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email plantprotection@cadentgas.com Alternatively you can register on www.beforeyoudig.cadentgas.com This service is free of charge.

THIS PLANNING PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BY-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.

Consent for these works may be required from the Letchworth Garden City

Heritage Foundation (www.letchworth.com/heritage-foundation) under the Scheme of Management or leasehold covenants. If you do not already have their approval, you are advised to contact the Heritage Foundation on home@letchworth.com or 01462 476017 to confirm whether you also need to submit an application to them.

DELEGATED FILE NOTE

CASE OFFICER:

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 neighbour's 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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 5 August 2025	

Planning Statement

Planning application

Erection of detached 4-bed dwelling with integral garage following demolition of existing dwelling.

17 Pasture Road, Letchworth Garden City, SG6 3LP

DLA Ref: 24/572

May 2025

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1.0 INTRODUCTION

1.1.0 Background

1.1.1 This report relates to a proposal for the erection of a detached 4-bed dwelling with integral garage following demolition of the existing dwelling at 17 Pasture Road, Letchworth Garden City.

1.2.0 Scope

1.2.1 This document comprises an overarching Planning Report. Sections 2 to 4 consider the physical, economic, social and historical context of the site, identifying the relevant local, regional and national planning policy framework and Section 5 sets out the details of the proposal. All these sections inform the evaluation of the proposal in Section 6 against the identified planning policy framework. The overall conclusions are set out in Section 7, and which are summarised below at paragraph 1.3.0.

1.3.0 Summary

- The principle of demolishing the existing dwelling and replacing it with a new dwelling is acceptable in planning terms.
- The proposed increase in gross internal area is proportionate to the generous plot size and reflects the scale of surrounding development.
- The proposal complies with Policy D2 of the Local Plan, which supports appropriately scaled replacement dwellings that respect local character.
- The development will provide a high standard of internal accommodation, exceeding national space standards, and includes generous garden space.
- The scheme respects the Letchworth Garden City Design Principles, retaining a well-landscaped setting and contributing positively to the street scene.
- The proposal will not result in any adverse impacts on highway safety or residential amenity and is fully compliant with relevant local plan policies and guidance.

2.0 SITE & CONTEXT ANALYSIS

2.1.0 Location

2.1.1 The application site is located on Pasture Road, which is south of Letchworth Garden City centre. Pasture Road is accessed from the A505.

2.2.0 Application Site

2.2.1 The property comprises a large, detached two-storey dwelling situated on the eastern side of the road. It is set well back from the highway, benefitting from a generous front garden that includes a lawned area and ample driveway parking for multiple vehicles. To the rear, there is a substantial garden.



Figure 1: Site Location

2.3.0 Context

2.3.1 The area is predominantly residential, with dwellings of various shapes, sizes and scale located in the immediate vicinity.

2.4.0 Proposals Map Notation

2.4.1 The dwelling is located in Flood Zone 1. There are no other constraints that would limit development on the site.

2.5.0 Local Services

2.5.1 Table 1 shows that the site is within close proximity to many local services.

Local provision	Proximity to site	Walk time (mins)	Cycle time (mins)	Distance (km)
Education	St Christopher School	11	3	0.85
	St Thomas More Primary School	11	3	0.8
Retail	Post Office	27	9	1.9
	Morrisons Supermarket	19	6	1.3
Leisure	Letchworth Golf Club	14	4	1.0
	Letchworth Sports and Leisure Club	8	2	0.6
Health	Pinehill Hospital	47	14	3.3
	The Sollershott Surgery	14	5	1.0
	Letchworth Pharmacy	20	7	1.4
	Letchworth Dental Surgery	22	8	1.6

2.6.0 Accessibility

2.6.1 The site is a 5-minute walk away from the nearest bus stops, on Hitchin Road, with the buses from these stops going towards Stevenage and Hermitage Road, and buses back to the Lordship Estate, The Green, Market Place and Buntingford, The Crown Inn. These run approximately every 30 minutes during the day.

2.6.2 Letchworth Garden City railway station is approximately a 25-minute (1.7km) walk away from the dwelling. From here, trains run 24 hours a day to locations such as London Kings Cross, Brighton and Cambridge.

3.0 RELEVANT PLANNING HISTORY

3.1.0 Application Site

3.1.1 The relevant history of the application site is summarised below.

LPA Ref	Proposal	Outcome
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).	Permission granted: 06/10/2020
20/00805/FPH	Single storey extensions to both existing side elevations and rear extension following demolition of existing rear element.	Withdrawn: 02/06/2020
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.	Permission granted: 11/01/1992

4.0 POLICY CONTEXT

4.1.0 National Policy / Guidance

4.1.1 The National Planning Policy Framework (NPPF) 2024, sets out the Government's planning policies for England. The following sections are considered directly relevant:

Chapter 2 – Achieving Sustainable Development

Chapter 11 – Making Efficient Use of Land

Chapter 12 – Achieving Well Designed Places

4.2.0 Development Plan

4.2.1 North Herts Local Plan 2011-2031

Policy No.	Title
SP9	Design and Sustainability
T2	Parking
D1	Sustainable design
D2	House extensions, replacement dwellings and outbuildings
D3	Protecting living conditions

4.3.0 Supplementary Planning Guidance / Documents

- Rules of Letchworth Garden City Heritage Foundation
- Design Supplementary Planning Document (2011)
- Letchworth Design Guide (October 2000)
- Sustainability Supplementary Planning Document (2024)
- Vehicle Parking At New Developments (2011)

5.0 DESCRIPTION OF DEVELOPMENT

5.1.0 Use

5.1.1 The proposal would retain the existing Class C3 residential use of the site.



Figure 2: Proposed site layout

5.2.0 Layout

5.2.1 The footprint of the proposed dwelling would largely replicate that of the existing property. A set back of over 13m would be retained to the front of the site and the property would maintain a substantial rear garden.

5.2.2 The internal layout is designed to offer a high standard of family accommodation, with well-proportioned rooms. On the ground floor, the dwelling includes a central reception hall, cloakroom, study, utility, kitchen/dining area, and a generous living room, in addition to the garage. The first floor accommodates four bedrooms, all with en-suite bathrooms. The proposed floorplans are shown in Figure 3 below.

5.4.0 **Landscaping**

5.4.1 There will be four trees removed as part of the application and the addition of a new patio arrangement and a landscaped gravel driveway. There is ample room for additional planting and which could be secured by condition if considered necessary.

5.5.0 **Access**

5.5.1 The existing vehicular access to the site from Pasture Road will be retained as part of the proposed scheme. In addition, the site benefits from a secondary dropped kerb, which is currently unused. The proposal seeks to utilise this second access point to create an in-out driveway. There is sufficient space retained for multiple vehicles to park on the driveway.

6.0 **PLANNING CONSIDERATIONS**

Based on the analysis set out in Sections 2 to 5, I consider that the application proposal raises the following issues, which I will consider in turn below:

1. Principle
2. Layout & Design
3. Highway Safety & Access

6.1.0 Issue No 1: Principle

6.1.1 The principle of demolishing an existing dwelling and re-building it, is unobjectionable in planning terms and is permitted by Local Plan Policy D2.

6.1.2 The proposed replacement dwelling represents an increase in gross internal area from approximately 291m² to 411.5m² (including the garage). This level of increase is considered proportionate given the generous plot size, the absence of any policy designations, and the prevailing scale of neighbouring properties.

6.1.3 The proposal accords with Policy D2 of the Local Plan, which supports replacement dwellings and extensions where they respect the form, scale, and character of the original building and its surroundings. This policy does not set strict numerical limits on increases in size but requires that proposals avoid dominating the host plot or appearing out of character with the area. This is discussed further below.

6.2.0 Issue No 2: Layout & Design

6.2.1 Policy D1 of the North Herts Local Plan requires development that:

- a) responds positively to the site's local context;
- b) takes opportunities to enhance the public realm, reduce energy consumption and provide appropriate new planting;
- c) have regard to the Design SPD, and any other relevant guidance;
- d) within Letchworth Garden City, have regard to the Letchworth Garden City Design Principles.'

6.2.2 Pasture Road is characterised by houses which display a wide variety in terms of scale, design and materials. Properties are generally set some distance back from the highway, this is particularly the case on the eastern section where the application site is located. The eastern section is also characterised by mature boundary planting in the front gardens, which means that properties are largely seen individually rather than collectively.

6.2.3 Pasture Road has been subject to numerous planning consents for large extensions and replacement dwellings. This has included a recent permission for a replacement dwelling at No 34 Pasture Road (24/00633/FP). The Officer Report for that application noted that the new dwelling was 0.9m taller than the existing property and had a very different appearance. However, the report stated that due to the wide variety of architectural styles in the streetscene it would not be a reason to object to the proposal.

6.2.4 The existing property at No 17 has a pleasant appearance, but there is nothing so outstanding or unique in its design that makes its retention essential. It shares characteristics with the neighbouring property at No 19, but there are noticeable differences as well. Furthermore, the landscaping to the front of both properties means that they are not entirely read together.

6.2.5 The proposed replacement dwelling has been designed to a high standard, respecting both its immediate context and the established character of Letchworth Garden City. The scale and ridge height of the new dwelling are consistent with neighbouring properties, ensuring the development does not appear dominant or out of character. The house remains two-storey in form and reflects the established building typology along the street, which is predominantly made up of large, detached homes of varied architectural styles.

6.2.6 The design of the dwelling accords with Local Plan Policy D1 which requires that new development demonstrates a clear understanding of the local context and delivers high-quality architecture. The proposal uses a traditional material palette, including red multi

bricks, cream render, and red plain clay tiles, all of which are sympathetic to the Garden City vernacular.

6.2.7 In line with Local Plan Policy D2, the dwelling's scale is appropriate and proportionate to its plot. Though larger in overall footprint and floorspace, the proposal maintains generous spacing to the front and side boundaries and avoids visual dominance. The footprint would be reflective of other properties in the vicinity. This includes No 23 Pasture Road, which has a depth of 24m following permission for a large 2-storey rear extension (21/00196/FPH). The proposal, by comparison, seeks a depth of 20m. The new dwelling would also have a smaller GIA than No 23, 411.5m² compared to 427m².

6.2.8 Some trees would be removed as part of the development, but there is ample room for new planting and the proposal would not detract from the verdant character of the road.

6.2.5 In support of Local Plan Policy SP9, the development incorporates sustainable design elements including indicative solar panel areas on the roof.

6.2.7 **Impact on Neighbours/Future Occupiers**

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.

6.2.8 The siting and orientation of the proposed dwelling ensures no significant overshadowing or overlooking occurs. The house is set back from the road and screened from its neighbours by trees when seen from the road.

6.2.9 The first-floor side-facing windows serving bathrooms and en-suites are proposed to be obscure glazed.

6.2.10 In terms of future occupiers, the new dwelling will far exceed the minimum space standards for a 4-bedroom property and 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.

6.2.11 **Letchworth Garden City Design Principles**

The proposed development retains ample useable garden space, includes planting areas, and ensures off-street parking is unobtrusive and integrated into the site layout. The proposed dwelling complements the Garden City principles of high-quality, low-density, and well-landscaped residential environments.

6.2.12 The proposed replacement dwelling represents a well-considered and appropriate form of development that aligns with the North Hertfordshire Local Plan and the Letchworth Garden City Design Principles. It responds positively to its surroundings, protects residential amenity,

and delivers a high standard of living accommodation. As such, the layout and design of the proposal are compliant with Policies D1, D2, D3 and SP9 of the Local Plan and Section 12 of the NPPF.

6.3.0 Issue No 3: Highway Safety & Access

- 6.3.1 The proposed development will decrease the number of bedrooms in the property from 5 to 4, which requires at least 2 parking spaces under Policy T2 of the Local Plan and The Vehicle Parking at New Developments SPD. The dwelling has a sizable front driveway and garage proposed. This will allow for more than 2 vehicles to be parked off street, therefore exceeding policy requirements.
- 6.3.2 The existing vehicular access to the site from Pasture Road will be retained as part of the proposed scheme. In addition, the site benefits from a secondary dropped kerb, which is currently unused. The proposal seeks to utilise this second access point to create an in-out driveway, meaning cars can enter and exit the site safely in a forward gear.
- 6.3.3 The proposal would be compliant with Policy T2 of the Local Plan, and there would not be any adverse impacts on highway safety.

7.0 CONCLUSIONS

7.1.0 Background

7.1.1 This report relates to a planning application for the erection of a detached 4-bed dwelling with integral garage following demolition of the existing dwelling. The proposal is promoted in the following circumstances:

- The principle of demolishing the existing dwelling and replacing it with a new dwelling is acceptable in planning terms.
- The proposed increase in gross internal area is proportionate to the generous plot size and reflects the scale of surrounding development.
- The proposal complies with Policy D2 of the Local Plan, which supports appropriately scaled replacement dwellings that respect local character.
- The development will provide a high standard of internal accommodation, exceeding national space standards, and includes generous garden space.
- The scheme respects the Letchworth Garden City Design Principles, retaining a well-landscaped setting and contributing positively to the street scene.
- The proposal will not result in any adverse impacts on highway safety or residential amenity and is fully compliant with relevant local plan policies and guidance.

