DELEGATED FILE NOTE

CASE OFFICER: ...Richard Tiffin.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00677/FPH	Single storey rear extension following demolition of conservatory, new pitched roof to existing rear single storey extension, rear dormer window and two front rooflight windows to facilitate conversion of loft into habitable space.	59 Weston Way Baldock Hertfordshire SG7 6EZ

Submitted Plan Nos

LG/18/10/OS1; LG/18/10/L1; LG/18/10/L2; LG/18/10/L2

1.0 Policies

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 **Neighbours** – none received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application property is a 1930's semi off of Weston Way.

4.2 **Proposal**

4.2.1 The application proposes a small partial, single storey rear extension on the side of an existing large extension on the boundary with the attached neighbour at no 57. The scheme also proposes a dormer to the rear with 'cat slide' style roof and a new pitched roof on the existing single storey rear extension.

4.3 **Key Issues**

4.3.1 The key issue in this case centres on the impact of the scheme on the reasonable living conditions of number 57 (the other half of the semi) and the neighbours to the rear in the Rowans. The dormer is very large and its design must also be considered in relation to the existing dwelling.

4.3.2 Given the larger and existing extension on the boundary with No 57, I can see no material grounds for concern in respect of the single storey addition. Neither do I consider the replacement of the flat roof with a pitched roof would occasion any harm – indeed I would regard this as an improvement. The dormer is large and somewhat ungainly. However, I am mindful of the permitted development right of 40 cu m and that this could be a flat roof structure. In view of this fall- back I do not consider it would reasonable to raise any objection to the form of the proposed dormer. Distances from the properties in the Rowans is over 30m and bearing in mind the fall-back I can see no material grounds for objection.

4.4 **Conclusion**

4.4.1 That permission be granted subject to 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.

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 (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 27 April 2018	