DELEGATED FILE NOTE

CASE OFFICER: …Helen Watson……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00878/NCS	Single storey rear extension with the following dimension: Length (measured from rear wall of original house) - 6.0 metres	88 Ninesprings Way Hitchin Hertfordshire SG4 9NU

Submitted Plan Nos
01/08

1.0 Policies

NONE None Relevant

.0 Representations

86 88 Ninesprings Way, Hitchin – no objection to the proposals.

4.0 Planning Considerations

4.1 **Site & Surroundings**

88 Ninesprings Way, Hitchin is an attached property.

4.2 Proposal

Single storey rear extension with the following dimension :
Length (measured from rear wall of existing dwelling) – 6.0m

4.3 Key Issues

Permitted Development Rights:	
Any conditions on planning permissions removing Permitted Development Rights?	**No(N)**
Any Article 4 Directions removing Permitted Development Rights?	**N**

Class A, Part 1, Schedule 2: Extensions and alterations to houses.	
Development is permitted by Class A if –	**Complies (C), Fails (F), Not Applicable(N/A)**
a) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage.	**C**
b) the height of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the highest part of the roof of the existing dwellinghouse;	C
c) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the eaves of the existing dwellinghouse;	C
d) the enlarged part of the dwellinghouse would not extend beyond a wall which i) fronts a highway, and ii) forms either the principal elevation or a side elevation of the original dwellinghouse;	C
e) the enlarged part of the dwellinghouse would have a single storey and	
i) not extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse , or	N/A
ii) not exceed 4 metres in height;	C
ea) until 30th May 2019, for a dwellinghouse not on article 1(5) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and	
i) not extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse , or	C
ii) not exceed 4 metres in height	C
f) the enlarged part of the dwellinghouse would have more than one storey and	
1.0 not extend beyond the rear wall of the original dwellinghouse	N/A

by more than 3 metres, or	
ii) not be within 7 metres of any boundary of the _curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;	N/A
g) the enlarged part of the dwellinghouse would not be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would not exceed 3 metres;	C
h) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwelling house, and	
i) not exceed 4 metres in height,	N/A
ii) not have more than one storey, or	N/A
iii) would not have a width greater than half the width of the original dwellinghouse;	N/A
i) it would not consist of or include- i) the construction or provision of a veranda, balcony or raised platform,	N/A
ii) the installation, alteration or replacement of a microwave antenna,	N/A
iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe or	N/A
iv) an alteration to any part of the roof of the dwellinghouse.	N/A
In the case of a dwellinghouse on article 1(5) land, development is permitted by Class A if – a) it would not consist of or include the cladding of any part of the exterior of dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;	N/A
b) the enlarged part of the dwellinghouse would not extend beyond a wall forming a side elevation of the original dwellinghouse; or	N/A
c) the enlarged part of the dwellinghouse would not have more than one storey and would extend beyond the rear wall of the original dwellinghouse.	N/A

4.4 **Conclusion**

4.4.1 Given the above and that no objections have been received from the neighbours notified regarding the development, prior approval would not be required for the proposed single storey rear extension. The extension would therefore be permitted development by virtue of Schedule 2, Part 1, Class A of the Town and Country (General Permitted Development) Order 2015.

5.0 Recommendation

5.1 That prior approval is not required, subject to the following condition:

1. The materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 18 April 2018	