DELEGATED FILE NOTE

CASE OFFICER: …Anne McDonald……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00274/LDCP	Single storey side extension.	2 The Sycamores Baldock Hertfordshire SG7 5BJ

Submitted Plan Nos
P01; P02

1.0 Policies

2.0 **Site History**

2.1 Previous history for a single storey rear extension in 2006.

3.0 **Representations**

3.1 None undertaken.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Two storey detached house positioned on the south side of the road, on the end of a small turning head within the road, with a long access driveway extending off to the west in front of it. There are small front and rear gardens with single garage rear of the house.

4.2 **Proposal**

4.2.1 Single storey side extension on the west side of the house. The extension is 2.1m on the front elevation and 1.2m wide on the rear elevation with a tapered side boundary along the side boundary of the plot. The extension has a small apex ridged roof, with eaves height of 2.1m and a ridge height of 2.7m.

4.3 **Key Issues**

4.3.1 Consideration of the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1. In particular:

1.0 permission has not been granted for the dwellinghouse as a result of a change of use of any other part of the Order;
2.0 the works will not result in more than 50% of the ground area being covered in buildings;
3.0 the extension does not exceed the height of the dwellinghouse;
4.0 the height of the eaves not exceed the height of the eaves of the dwellinghouse;
5.0 the works are not on the principle elevation of the house. The works are on the side of the house and do not front a highway;
6.0 the works are not on the rear;
7.0 the works are not more than one storey;
8.0 the works are hard onto the side boundary and the eaves height is lower than 3m;
9.0 the works are on the side of the house and are single storey, have a ridge height lower than 4m and are less than half the width of the original dwellinghouse;
10.0 the works do not include the provision of a verandah, balcony, raised platform, microwave antenna, chimney, flue, soil or vent pipe or are an alteration to the roof of the dwellinghouse.

4.3.2 With regards to the conditions:
1.0 the external materials are to match;
2.0 the other conditions do not apply.

4.4 **Conclusion**

4.4.1 The proposal is considered to comply with the necessary criteria and is recommended to grant the lawful development certificate.

5.0 **Recommendation**

5.1 Grant the Lawful Development Certificate for the following reason:

Proactive Statement:

1. The single storey side extension benefits from the general planning permission granted by Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, since it meets the limitations and conditions of Part 1, Class A of Schedule 2 of that Order

Signed	Development Management

 Simon Ellis Determining Officer	North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 15 May 2018	