DELEGATED FILE NOTE

CASE OFFICER: …Melissa Tyler……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00399/LDCP	Single storey rear extension following demolition of existing conservatory and shed.	52 Runnalow Letchworth Garden City Hertfordshire SG6 4DT

Submitted Plan Nos
DP916/02 A DP916/01 DP916/03

1.0 Policies

2.0 **Site History**

2.1 None

3.0 **Representations**

3.1 No consultation required

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1 52 Runnalow is a semi detached bungalow located on western side of the road. A existing conservatory would be replaced by the proposed extension.

4.2 **Proposal**

4.2 The proposed single storey rear extension would measure 3 metres in depth, 6.8 metres in width and has a maximum height of 3.1m in height and an eaves height of 2.6 metres with a flat roof and single window later in the roof.

4.3 **Key Issues**

4.3.1 This property has not had its permitted development rights removed. This means that a specific planning permission is not required for certain forms of development which comply with the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2 Part 1.

4.3.2 The relevant section of the Town and Country Planning (General Permitted Development) Order 2015 for an extension to the dwellinghouse, is Schedule 2 Part 1 Class A. The following points address the requirements to be met in this Class:

1.1 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 (excluding the ground area of the original dwellinghouse);
1.2 The addition would not exceed the highest part of the roof of the existing dwellinghouse;
1.3 The height of the eaves of the extension would not exceed the height of the eaves of the existing dwellinghouse (the main roof eaves in accordance with the Technical Guidance);
1.4 The extension would not exceed 4 metres in height and would have only one storey
1.5 The dwellinghouse is not located in a conservation area.

4.3.3 All the requirements and associated conditions of the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2 Part 1 Class A are met in this proposal.

4.4 **Conclusion**

4.4.1 The erection of the single storey side extension is permitted development by virtue of Article 3, Part 1, Class A of the Schedule of the Town and Country Planning (General Permitted Development) Order 2015.

5.0 **Recommendation**

5.1 That a certificate of lawfulness be **ISSUED** for the following reason:

1. The erection of the proposed single storey rear extension would constitute development under
Section 55 of the Town and Country Planning Act 1990 and by virtue of Section 57 of the Act
requires planning permission. However, the proposed extension would benefit 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.