DELEGATED FILE NOTE

CASE OFFICER: ...Sam Dicocco.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00510/FPH	Single storey rear extension.	62 Common View Letchworth Garden City Hertfordshire SG6 1DA

Submitted Plan Nos

1:1250 Site Location Plan; 1; Existing 2; Proposed 3 Rev A Elevations

1.0 Policies

LP28	House Extensions

LP57	Residential Guidelines and Standards
LP58	Letchworth Garden City Design Principles
SECT7	Requiring Good Design
SECT12	Conserving and enhancing historic enviro
XHE1	Designated Heritage Assets
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies within Letchworth Garden City and is part of Letchworth Garden City Conservation Area. The site contains a mid-terraced two storey dwelling hosting a pitched roof. The sites surroundings are consistent in hosting terraced two storey dwellings, hosting consistent materials and fenestration detailing. The topography of the area is such that the land slopes up away from the rear elevation of the dwelling.

4.2 **Proposal**

4.2.1 The application seeks permission for the erection of a single storey flat roofed rear extension, measuring approximately 3.6m in depth and 2.6m in height. The extension would be spaced slightly from both flank boundaries.

4.3 **Key Issues**

4.3.1 The addition would be sympathetic to the existing dwelling in terms of height and proportions by reason of its limited depth and single storey height. The materials would match those used in the external appearance of the existing dwelling where applicable.

4.3.2 The addition would not be directly reflective in roof form, and the clear glazed full length patio doors and side windows would not be in-line with those in the existing dwelling.

4.3.3 Notwithstanding this, the addition would, by reason of its siting and size, be completely indiscernible from any public vantage points, and thereby, the contrasting roof form and fenestration detailing would have no impact on the character of the dwelling or the surrounding area. For this same reason, it is not considered that the addition would harm the contribution of the site to the significance of the conservation area.

4.3.4 The terrace of dwellings are south facing. No.64 Common Rise has already been extended to the rear by a similar distance to that proposed, and as such, no harm would result to their living conditions. No.60 hosts a single storey projection to the west flank covering approximately half of the original rear wall of the dwelling. The shared boundary treatment separating the host dwelling and No.60 is an approximate 1.8m tall close boarded fence which rises with the topography of the rear gardens. Considering the limited depth and height of the extension proposed, as well as the orientation of the two properties and existing boundary treatment, the proposal would not noticeably alter the relationship between dwellings in term of light, dominance or privacy.

4.4 **Conclusion**

4.4.1 The proposed extension would be of good quality design which would preserve the contribution of the site to the significance of the conservation area, maintain the character of the area, be sympathetic to the existing dwelling and respect the living conditions of the occupiers of adjoining premises. Accordingly, the proposal complies with the policy provisions of the development plan.

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  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 10 April 2018	