DELEGATED FILE NOTE

CASE OFFICER: ...Jo Cousins.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01024/FPH	Single storey side link extension from house to garage and to incorporate bin store.	69 Pasture Road Letchworth Garden City Hertfordshire SG6 3LS

Submitted Plan Nos

1037-SP-01 1037-EL-O1 1037-GA-01 1037_GA-02

1.0 Policies

LP28	House Extensions

LP57	Residential Guidelines and Standards
LP58	Letchworth Garden City Design Principles
SECT7	Requiring Good Design
XD1	Sustainable Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 Site History

2.1 None relevant.

3.0 Representations

3.1 None.

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 69 Pasture Road is a detached dwellinghouse located on the north-eastern side of a small cul-de-sac off the main estate road and to the south of Hitchin Road. The property occupies a plot approximately 28 metres wide by 65 metres deep and benefits from a detached garage to the north-west that projects in front of the dwelling and linked by a boundary wall.

4.2 Proposal

4.2.1 The application seeks planning permission for a single storey side extension to form a utility area 3.3m wide by 6.3m deep with a flat roof at a height of 3m containing two rooflights. The extension would be completed using materials to match the parent building. A brick wall to the rear elevation would link the addition to the existing garage, providing an enclosed area as a bin store.
See submitted plans

4.3 **Key Issues**

4.3.1 The key issues in the consideration of this application relate to the current development plan policies, impact upon the amenities of the neighbouring properties and impact upon the street scene.

4.3.2 Residential Amenity
The proposed extension would be at single storey level only and would cause no material loss of privacy to adjacent dwellings. The depth of extension here would cause no material loss of daylight or sunlight to the neighbouring properties due to the location, orientation and single storey design.

4.3.3 Visual Amenity
The extension has been designed so as to not conflict with the existing dwelling. The location to the side of the property which is set back for the highway would not have an adverse visual impact upon the street scene of either Pasture Road or Hitchin Road to the side. The proposed flat roof would not be consistent with the age and style of the parent building and would follow on from the existing garage here. In this case I do not consider that it would have any material impact on this part of Pasture Road which has a mix of properly style and design.. The proposals in my view comply with Policy 28 - House Extensions, with the development of a sympathetic design to the existing dwelling and built using materials to match the existing property.

4.4 **Conclusion**

4.4.1 In the absence of any material or sustainable planning objections I have framed a favourable recommendation accordingly.

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: 7 June 2018	