DELEGATED FILE NOTE

CASE OFFICER: ...Richard Tiffin.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01265/FPH	Single storey rear and side extension	14 Bramley Close Baldock Hertfordshire SG7 5DF

Submitted Plan Nos

JS-1802-100 JS-1802-101A JS-1802-110A JS-1802-200 JS-1802-201A JS-1802-220 JS-1802-210A JS-1802-250A JS-1802-251A JS-1802-001

1.0 Policies

LP28 House Extensions

SECT7 Requiring Good Design

XD2 Hse Extns,Replacement Dwells,Outbuilding

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 **Neighbours** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application property is a modern semi on this small cul-du-sac scheme adjacent the railway line in Baldock.

4.2 **Proposal**

4.2.1 The application proposes a single storey 'wrap round' extension which would start midway down the side of the dwelling facing a car parking area and wrap around the rear. The side element would be 1.3m deep and the rear element 3m both with mono pitch roofs (a small hip is shown on the side extension).

4.3 **Key Issues**

4.3.1 The key issues in this case centre on the impact of the scheme on the street scene and the reasonable living conditions of the neighbour at No 15 . In my view the scheme represents a marginal improvement to the street scene by removing enlivening the side extension. The modest depth and single storey nature of the rear element would not give rise to any loss of light or dominance to No 15.

4.4 **Conclusion**

4.4.1 That permission be granted subject to conditions.

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: 22 June 2018	