DELEGATED FILE NOTE

CASE OFFICER: ...Anne McDonald.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00675/FPH	Two storey rear extension, new fenestration and relocation of existing detached garage with ancillary works.	4 Eastholm Letchworth Garden City Hertfordshire SG6 4TN

Submitted Plan Nos

Location Plan; 01; 02; 03; 04; 05; 06; 07; 08; 09; 10; 11

1.0 Policies

LP26	Housing Proposals

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

2.0 **Site History**

2.1 There is no planning history recorded in Uniform for this property.

3.0 **Representations**

3.1 The site notice was posted on 21/03/18 and expired on 11/04/18. All other consultations expired on 26/04/18. No replies received at the time of writing.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises a classic Letchworth garden city style two storey semi-detached house positioned on the west side of the road. There is a good sized front garden, that is party gravel driveway and part lawn / garden, a narrow driveway past the side of the house with a single garage rear of the house, and good sized (45m in length) rear garden which steps down slightly rear of the house. There are photos in Anite.

4.2 **Proposal**

4.2.1 The application is seeking permission for a part single storey and part two storey rear extension. The single storey part is off the existing conservatory, and this structure is to be changed to a flat roof extension with a roof light. The two storey part of the extension is 3.5m deep and has a gable end style design to match the form of the existing house.

4.3 **Key Issues**

- I have no objection to this proposal.
- There is an existing conservatory on the joint boundary with the neighbour. The party wall of this is to be retained, and a new flat roof with velux rooflight and new rear

elevation with new door is proposed. This will have no increased or new impact on the attached neighbour and I have no objection to these works.

- The two storey part of the proposal is 3.5m in depth. As these works are set in off the joint boundary by 4.6m, I accept that no.5 will see the side form of the extension but I do not consider that the impact would be so adverse or over dominating to be harmful to the amenities of this neighbour. I note that at 3.5m in depth this is slightly deeper than the normally acceptable depth of 3m for two storey rear extensions as advocated by Saved Policy 28. However, due to the set in off the boundary, I consider that a depth of 3.5mis acceptable in this instance.
- The detached neighbour no.3 is set further rearward in comparison to no.4. The proposed works are alongside the side flank of no.3, and will not cause any harm to the outlook or amenities of this house.
- The single garage rear of the house is to be removed, and this will open up light and views on the boundary with the neighbour.
- There will be long range views of the frontage of no.3 to the side flank of no.4. Whilst the extended depth will be visible, I do not consider that this would be harmful to the context or setting or the street scene.
- At the frontage there is off street parking for three cars, so even with the removal of the garage, there is acceptable off street parking provision.
- The forms state that the external materials are to match the existing house. This is considered to be acceptable and a materials condition is not considered to be necessary in this instance.

4.4 **Conclusion**

4.4.1 No objection. The proposal is considered to comply with the necessary policy criteria of Saved Policies 28 and 57 of the Local Plan. Grant conditional permission.

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: 9 May 2018	