DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01378/FPH	Single storey rear extension following demolition of existing conservatory and shed.	48 Broadwater Avenue Letchworth Garden City Hertfordshire SG6 3HJ

Submitted Plan Nos

Location Plan; Site Plan; DD2497-1 1/2 DD2497-1 2/2 DD2497-0 1/2 DD2497-0 2/2

1.0 Policies

SECN12	Achieving well-designed places

SECN16	Conserve + enhance historic environment
LP28	House Extensions
LP57	Residential Guidelines and Standards
LP58	Letchworth Garden City Design Principles
XSP9	Design and Sustainability
XSP13	Historic Environment
XD1	Sustainable Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions
XHE1	Designated Heritage Assets

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 None.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a two storey semi-detached dwelling with a pitched roof on a corner plot. The site is located in an area of residential character comprising detached and semi-detached dwellings. The site is in a Conservation Area.

4.2 **Proposal**

4.2.1 A single storey rear extension with a flat roof and two projecting roof lights, which would replace an existing conservatory and shed attached to the host dwelling.

4.3 **Key Issues**

4.3.1 The key material considerations are the design of the proposal, and impacts on neighbour amenity.

Design

4.3.2 The existing rear projections are not considered to be of significant architectural or historic merit therefore there are no objections to their removal. The rear extension would be subordinate to the dwelling with an acceptable roof form, design and detailing. It would have limited visibility from the street scene due to its rear location, flat roof and screening by a hedge on the side boundary, and will not harm the character and appearance of the dwelling and the locality. The proposal will not harm the significance of the Conservation Area. The proposal will not be contrary to Letchworth Garden City design principles. The proposal is considered to be of an acceptable design.

Neighbour amenity

4.3.3 The rear extension could only affect the amenity of No. 46 Broadwater Avenue, the dwelling attached to the application property. The extension would have a depth of approximately 3.4m along the party boundary with No. 46, however this depth would be similar to that of a single storey rear extension to No. 46 albeit approximately 0.5m deeper. Visual impacts on No. 46 would therefore be considered limited and acceptable, and no loss of light and amenity would be caused. The proposal is considered acceptable regarding its impacts on neighbour amenity.

4.4 **Conclusion**

4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

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.

3. The external materials of the approved development shall be of similar appearance to those of the existing building, unless otherwise agreed in writing with the Local Planning Authority.

   Reason:To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area.

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: 30 July 2018	