DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01067/FPH	Single storey side and rear extensions.	79 Weston Way Baldock Hertfordshire SG7 6HB

Submitted Plan Nos

Location Plan; Block Plan; E1; D1; D2; D3; D4

1.0 Policies

LP28	House Extensions

LP57	Residential Guidelines and Standards
SECT7	Requiring Good Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 Site History

2.1 None.

3.0 Representations

3.1 No representations received.

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 79 Weston Way is a semi-detached single storey dwellinghouse located on the eastern side of the road, mid way between the junctions with The Close and St Mary's Way. To the rear the garden borders properties in Alder Close and to the south the property abuts No.81,The Spinney. The property benefits from a plot 70m deep by 10m wide with the dwelling set back from the highway by approx. 45m leaving a rear garden approx. 14m deep..

4.2 Proposal

4.2.1 The application seeks permission for the following:-
Single storey side addition 7.4m deep by 2.5m wide to allow a rearrangement of the existing internal space to provide a utility room, bedroom and bathroom/WC. The proposed extension would have a hipped roof with a height of 5.4m to tie in with the roof of the existing building.

Single storey rear extension – this would involve the removal od an exiting sun room/porch and would project 3.8m from the rear wall and 6.1m in width. The addition would have a flat roof containing a lantern light and would have a 600mm overhand to the roof at the rear.
Materials would match the parent building - render to the walls and plain roof tiles to the pitch roof element.
See plans in Anite.

4.3 **Key Issues**

4.3.1 The main issues associated with the application relate to the objectives of Policy 28 of the current local plan and the impact of the development upon the amenities of local residents and upon the character and appearance of this part of Weston Way.

4.3.2 Visual amenity

I can see no material objections to the proposed extension at the side of the property which is of a modest scale, designed to compliment the parent building. The addition is set one metre from the boundary and would not be detrimental to the street scene or have any adverse impact upon the visual amenity of the area given the distance from Weston Way. It would be screened by existing vegetation to the side from views in The Spinney.

The rear extension is flat roofed and again of a modest scale. It would not be visible in public views and would not be detrimental to the visual amenity of any of the adjacent roads.

4.2.3 Residential amenity

The side extension would be set a one metre off the boundary with the neighbouring property at 81 The Spinney and due to the orientation of the site and relationship here it would have no adverse impact in terms of loss of light or privacy.

The rear extension would be close to the boundary with 77 Weston Way (which also has a rear extension but600mm shallower than this proposal) and set off the boundary with The Spinney by 2.7m. The height of the addition at 3m would be visible to the neighbours but would not cause a loss of amenity due to the scale and single storey design. In my view the development would not be so detrimental to the neighbouring amenity to justify withholding planning permission here. Consequently I am satisfied that the additions would comply with the provisions of the current development plan.

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 PLEASE AMEND AS APPROPRIATE:That planning permission be **GRANTED** subject to the following conditions:/**REFUSED** for the following reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

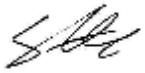
   Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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: 18 June 2018	