DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00981/FPH	Single storey side extension.	19 Aubreys Letchworth Garden City Hertfordshire SG6 3TZ

Submitted Plan Nos

2018/06/01; 2018/06/02; 2018/06/03

1.0 Policies

SECT7	Requiring Good Design

LP28	House Extensions
LP57	Residential Guidelines and Standards
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 **Site History**

2.1 09/01608/1HH Single storey rear extension GRANTED

3.0 **Representations**

3.1 No 17 Aubreys – No objection

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 This is a detached dwellinghouse in a cul-de-sac part of the road. The property lies adjacent Nos. 17 and 21

4.2 **Proposal**

4.2.1 Planning permission is sought for a single storey side extension. The extension projects 3.08 metres from the existing side elevation. It has a depth of 7.1 metres and is set slightly back form the front elevation. Two roof lights are proposed in both front and rear roof slopes. The extension is to facilitate a shower room and utility. Materials are proposed to match the existing brick and roof tiles.

4.3 **Key Issues**

4.3.1 The key issues are the size and design and the impact upon the living conditions of neighbouring property.

Size and design

4.3.2 I consider the design and size is appropriate for the house and plot and can be comfortably accommodated without any adverse impact upon the visual amenity of the locality and would have matching materials to the house. .

Impact upon neighbouring property

4.3.3 For the impact upon neighbouring properties, there are no properties to be affected on this side of the house, as the distance to No. 17 is some 9 metres away.

4.4 **Conclusion**

4.4.1 I do not consider there to be any grounds to withhold planning permission for this addition, which is acceptable in design, size and materials, and would have no material adverse effect upon the amenities of the neighbouring properties, or the visual amenity of the locality.

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  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF

Date: 8 June 2018	