DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00102/FPH	Single storey rear extension following demolition of existing single storey extension	64 Lawrence Avenue Letchworth Garden City Hertfordshire SG6 2EZ

Submitted Plan Nos

Location Site BDS1718 11 1A BDS1718 11 2A

1.0 Policies

LP28	House Extensions

LP57	Residential Guidelines and Standards
LP58	Letchworth Garden City Design Principles
SECT7	Requiring Good Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 Site History

2.1 Single storey rear extension granted under reference 96/00958/1HH.

3.0 Representations

3.1 None received.

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 The application property is a semi-detached dwellinghouse located on the western side of the road close to the junction with Woolston Avenue. The property has an existing single storey rear extension forming a Bedroom/shower room 4.7m deep adjacent to No.66 Lawrence Avenue. The property has its permitted development rights and is not within a conservation area.

4.2 Proposal

4.2.1 The application seeks planning permission for a single storey extension to continue the existing addition across the full width of the rear elevation. The resulting single storey would be 6.1m wide by 4.7m deep and would form a kitchen/ dining room. The addition would be would be 3 metres high with a flat roof containing a lantern light. The extension would be finished in brickwork to match the parent building..

See submitted plans

4.3 Key Issues

4.3.1 The key issues in the consideration of this application relate to the current development plan policies, impact upon the amenities of the neighbouring properties and impact upon the street scene.

4.3.2 Residential Amenity

The proposed extension would be at single storey level only and would therefore cause no material loss of privacy to adjacent dwellings. The depth of extension here would cause no material loss of daylight or sunlight to the neighbouring property at No. 66 as it would be no deeper than the existing construction. Due to the location, orientation and single storey design the addition would have no adverse impact on the occupiers of N0.62 in my view.

4.3.3 Visual Amenity

The extension proposes a flat roof design but is located on the rear elevation. Its design would not conflict with the existing dwelling. The location to the rear of the property would not have an adverse visual impact upon the street scene. The proposals in my view comply with Policy 28 - House Extensions with the development of a relatively sympathetic design to the existing dwelling and built using materials to match.

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 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be completed before the expiration of 3 years from the date of this decision notice.

   Reason: As required by the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3, Class Q.2.-(3)

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: 16 March 2018	