DELEGATED FILE NOTE

CASE OFFICER: ...Richard Tiffin.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00217/FPH	Single storey front extension.	11 Howards Wood Letchworth Garden City Hertfordshire SG6 2DH

Submitted Plan Nos

MM-01; MM-02; MM-03; MM-04

1.0 Policies

SECT7	Requiring Good Design

LP28	House Extensions
XD2	Hse Extns,Replacement Dwells,Outbuilding

2.0 Site History

2.1 None.

3.0 Representations

3.1 Neighbours – none received

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application property is a modern semi on this estate of similar properties.

4.2 Proposal

4.2.1 The application proposes a single storey pitched roof front extension to replace an existing flat roof structure. The existing extension if 1m deep. The proposal would be 2m deep by 4.5m wide.

4.3 Key Issues

4.3.1 The key issues in this case centre on the impact of the scheme on the street scene and the reasonable living conditions of the attached neighbour at No 12. Being set in from the shared boundary with No 12, the proposed extension at 2m deep would not occasion any adverse impact in terms of daylight or sunlight. The specification of a pitched roof to replace the existing flat roof would represent a marked improvement in the street scene.

4.4 Conclusion

4.4.1 That permission be granted subject to conditions.

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 	Development Management North Hertfordshire District Council Council Offices Gernon Road

Simon Ellis Determining Officer	Letchworth Herts SG6 3JF
Date: 12 March 2018	