DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00225/FPH	Single storey side extension.	18 Thurnall Close Baldock Hertfordshire SG7 6DR

Submitted Plan Nos

E101; E101; P101

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 three storey end of terrace on this estate of similar properties adjoining the recreation ground.

4.2 **Proposal**

4.2.1 The application proposes a single storey pitched roof side extension. The structure would run down the side of the dwelling some 7.38m and up to the boundary at a depth of 2.35m. The extension is specified in matching brick with a mild steel coated profile roof.

4.3 **Key Issues**

4.3.1 The key issue in this case centres exclusively on the impact of the scheme on the street scene. The single storey extension would sit behind the existing boundary fence and as a result only 1m of the shallow roof and external wall would be visible from the Rec and street. In my view this limited public view of the structure would render it benign 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  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 March 2018	