DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00928/FPH	Single storey front porch extension and first floor front extension to existing garage.	35 Aubreys Letchworth Garden City Hertfordshire SG6 3TU

Submitted Plan Nos

PL.001A; PL.002; PL.003; PL.004; PL.005A; PL.006A; PL.007A; PL.008B

1.0 Policies

LP28	House Extensions

SECT7 Requiring Good Design

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 detached on this estate of similar properties.

4.2 **Proposal**

4.2.1 The application proposes a single storey pitched roof front porch extension and a new first floor extension above cat slide style roof with dormer. The resulting two storey projection would be conventional in form with cladding to match existing.

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 neighbours either side.

4.3.2 In terms of street scene the proposed scheme is sympathetic to the general style of these 1970's properties including the specification of feature windows above the garage. I respect of impact on neighbours, the proposed first floor element would introduce some additional mass in the aspect of No 37 (which is angled toward the property). However, this relationship would largely impact on the detached garage of the adjacent property and would not in my estimation cause material harm to current light levels or aspect.

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 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: 24 May 2018	