DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00402/FPH	Two storey rear extension	30 Eastern Way Letchworth Garden City Hertfordshire SG6 4NZ

Submitted Plan Nos

IS/18/02/OS1 IS/18/02/L3C IS/18/02/L4C

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** – The occupier of the other half of the semi at 32 has raised concerns about the construction arrangements with his property. A late representation has been received from the occupiers of No 28 raising concerns about overlooking from roof lights. The scheme has been amended to accommodate these concerns

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application property is a semi- detached dwelling opposite the junction of Western Way with Southfields.

4.2 **Proposal**

4.2.1 The application proposes a two storey extension to match that already constructed at No 32. The resulting structure would be configured with valley gutter with the neighbour and differ only in so far as the roof on the opposite side to No 32 would have a shallower pitch rendering some of it visible from the street. The scheme has been subsequently amended to remove velux style windows in the side elevation.

4.3 **Key Issues**

4.3.1 The key issues in this case centre on the impact of the scheme on the reasonable living conditions of the neighbours at No 28 and the other half of the semi at 32 and the street scene given the slight protrusion visible from Western Way.

4.3.2 While I acknowledge the concern of the attached neighbour at No 32, the expressed concerns relate to how the structure would be constructed and do not in my view amount to material planning considerations rather they fall within the domain of building regulations and the civil realm. The two storey element of No 32 already dominates the application property and this scheme would simply level off the rear of both properties occasioning no material harm to 32 in my view.

4.3.3 There will be a slight asymmetry resulting from the different roof design of the proposal on the side of No 28 which will result in the extension being seen from the street. However, this is minor and would not detract from the street scene in my view. There

are now no windows facing No 28 which would occasion any overlooking and the design of the roof and depth of the extension would not act in combination to dominate that property in my view.

4.4 **Conclusion**

4.4.1 That permission be granted subject to standard conditions and an informative.

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. The Council acted proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. 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.

Informative/s:

The Velux style windows shown in the existing roof are permitted under Class C of the Order (Schedule 2 Part 1) but must be obscure glazed and fixed shut.

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

Date: 11 April 2018	