

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01529/FPH	Single storey rear extension following demolition of existing rear element.	177 Grange Road Letchworth Garden City Hertfordshire SG6 4LP

Submitted Plan Nos

CA-007372/1 CA-007372/2 CA-007372/3

1.0 Policies

2.0 **Site History**
None relevant

3.0 **Representations**
Site Notice / Adjoining occupiers: No responses received.

Letchworth Garden City Heritage Foundation: No response

4.0 **Planning Considerations**

4.1 **Site and Surroundings**
Semi-detached property on the north side of Grange Road. Existing rear extension.

4.2 **Proposal**
Single storey rear extension

4.3 **Key Issues**

4.3.1 Design : Acceptable complies generally with Policy D1 and D2 of the Local Plan

4.3.2 Impact on the street scene: Minimal impact given the modest size and location of the extension. Complies with Policy D1.

4.3.3 Impact on neighbours: Minimal impact given the small size of the extension and its location away from immediate side boundaries. Complies generally with Policy D3 of the Local Plan.

4.3.4 BNG: Exempt from BNG requirements

4.3.5 Climate change: Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**
Acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable

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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 5 September 2024	