DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00462/FPH	Single storey rear extension following demolition of existing conservatory.	67 Mercia Road Baldock Hertfordshire SG7 6RZ

Submitted Plan Nos

1; 2; 3

1.0 Policies

SECT7	Requiring Good Design

LP28	House Extensions
LP57	Residential Guidelines and Standards
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 **Site History**

2.1 91/00949/1 Rear Conservatory GRANTED

3.0 **Representations**

3.1 **HCC Historic Environment Advisory Team** - In this instance, due to the proposed development being small in size and partly on the footprint of an existing conservatory, we will be making no comment – Informative advised

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 67 Mercia Road is a attached bungalow located at the end of the cul-de-sac, situated on the Clothall Common Estate in Baldock.

4.2 **Proposal**

4.2.1 Planning permission is sought for a single storey rear extension following the demolition of the existing conservatory. The proposed extension projects 3.3 metres from the rear elevation with the full width of the dwellinghouse. It has a flat roof design.

4.2.2 Materials are proposed to match the existing.

4.3 **Key Issues**

4.3.1 The key issues to the determination of this application relates to the impact upon the visual amenities of this locality and the impact upon neighbouring amenity.

Design and visual amenity

4.3.2 The submitted forms confirm that materials would match the existing property and I am satisfied that a good match could be made here without the need for any additional condition.

4.3.3 The addition in my view relates well to the existing structure and to the character and appearance the existing property. The proposals would not be visible from public views or have a significantly greater visual impact than the existing building and would not result in any greater visual impact upon the visual amenities of the area. The proposals would, in my opinion, meet the criteria set out in Policy 28 of the Local Plan.

Residential Amenity

4.3.4 With regard to this issue I do not consider that there would be any negative impact on the amenity of any neighbouring property. The proposal is single storey and would have a minimal impact upon the adjoining dwellings given the relationship and there would be no material loss of privacy or daylight/sunlight here. I am therefore of the view that the objectives of the current development plan policies would not be prejudiced by the proposal.

4.4 **Conclusion**

4.4.1 In the absence of any material or sustainable planning objections I have framed a favourable recommendation accordingly.

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.

Informative/s:

It should be noted that Baldock was a Late Iron Age and Roman settlement, and to date over 2000 human burials have been found in and around the town. The site lies very close to a Scheduled monument which includes the Roman town.The historic environment team should be contacted by the applicant (tel 01992 555021; historic.environment@hertfordshire.gov.uk) at least three working days prior to onsite

works commencing so that a representative of North Herts District Council has an opportunity to observe the groundworks. This is likely to be the North Herts Archaeology and Museums Officer Keith Fitzpatrick-Matthews.If any archaeological artefacts are discovered during the development, for example bones or pottery, we should also be contacted by the applicant and development should cease until an archaeological officer has visited the site on behalf of North Herts District Council.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 18 April 2018	