DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00487/LDCE	Single storey side extension.	5 Thurnall Avenue Royston Hertfordshire SG8 9ER

Submitted Plan Nos

9575-LOC; 9575-01; 9575-02

1.0 Policies

NONE	None Relevant

2.0 **Site History**

2.1 None

3.0 **Representations**

3.1 Consultation not required

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No 5 Thurnall Avenue is a semi-detached dwellinghouse. The dwellinghouse has not had any previous planning history.

4.2 **Proposal**

4.2.1 The single storey side extension measures 8 metres in depth, 1.5 metres in width and 3.8 metres in height to the top of the proposed lean-to roof, with an eaves height of 3 metres. The addition would provide for an enlarged kitchen utility, and toilet and shower room. 4 skylights are located in the roof slope.

4.3 **Key Issues**

4.3.1 This property has not had its permitted development rights removed. This means that a specific planning permission is not required for certain forms of development which comply with the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2 Part 1.

4.3.2 The relevant section of the Town and Country Planning (General Permitted Development) Order 2015 for an extension to the dwellinghouse, is Schedule 2 Part 1 Class A and C. The following points address the requirements to be met in this Class:

-The total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
-The addition would extend from the original side elevation of the dwellinghouse;
-The addition would not exceed the highest part of the roof of the existing dwellinghouse;
-The height of the eaves of the extension would not exceed the height of the eaves of the existing dwellinghouse;
-The extension would not exceed 4 metres in height and would have only one storey;
-The width of the extension would be no greater than half the width of the original dwellinghouse
-The dwellinghouse is not located on Article 2(3) land.
- The skylights would not protrude more than 0.15 m beyond the plane of the roofslope

4.3.3 All the requirements and associated conditions of the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2 Part 1 Class A and C are met in this proposal.

4.4 **Conclusion**

4.4.1 The single storey side extension is permitted development by virtue of Article 3, Part 1, Class A and C of the 2nd Schedule of the Town and Country Planning (General Permitted Development) Order 2015.

5.0 **Recommendation**

5.1 That a certificate of lawfulness be **ISSUED** for the following reason:

1. The single storey side extension is permitted development by virtue of Article 3, Part 1, Class A and C of the 2nd Schedule of the Town and Country Planning (General Permitted Development) Order 2015.

Signed  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 16 March 2018	