DELEGATED FILE NOTE

CASE OFFICER: ...Jo Cousins.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01019/FPH	Single storey side extension, fenestration modifications to existing rear extension, new freestanding timber veranda/porch to front elevation.	30 Green Lane Letchworth Garden City Hertfordshire SG6 1EB

Submitted Plan Nos

MD1740-001; MD1740-100; MD1740-101; MD1740-105; MD1740-200; MD1740-201B; MD1740-205B; MD1740-210A; MD1740-250B; MD1740-251B

1.0 Policies

LP28 House Extensions

LP16	Areas of Archaeological Significance
LP58	Letchworth Garden City Design Principles
SECT12	Conserving and enhancing historic enviro
SECT7	Requiring Good Design
XD1	Sustainable Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions
XHE4	Archaeology

2.0 Site History

2.1 None relevant.

3.0 Representations

3.1 No representations received.

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 30 Green Lane is a semi-detached dwelling located on the eastern side of the road and set back from the highway by approx. 15 metres.

4.2 Proposal

4.2.1 The application seeks permission for the following:-
Single storey front extension in the form of a flat roofed wooden veranda 5.2m wide

by 1.3m deep and 2.7m high. The addition would be set one metre from the boundary with No. 32 and 2.8m from the boundary with No.28 (other half of the semi). The structure would have a flat roof and would be white painted in timber.

Single storey side extension – 1.8m wide, 10.8m deep and 3m high with a flat roof and parapet wall that also extends around an existing front addition. This element would be finished in render to match the parent building and would additional living space and would contain one door in the side elevation. The addition would be set in by one metre form the boundary with No.32.

The plans show some alterations to the fenestration detail including the repositioning of a window in the side elevation over the stairwell.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:
--The impact that the proposed development would have on the living conditions of neighbouring properties.
--The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area..
--The impact that the proposed development would have on the archaeological record.

4.3.2 Impact on neighbouring properties
The key issue for consideration is the impact that the proposed development would have on the living conditions of the adjoining properties, no.30 and 32 Green Lane.

The proposed extensions would have a modest forward and side projection and would not result in a loss of light to windows on either property. The development is single storey only and would not unduly impact upon the amenities either neighbour currently enjoy. The relocated window proposed in the first floor side elevation be over the stairs and would replace a similar lower window and would not result in a loss of privacy for either of the adjoining properties.

4.3.3 Design and appearance
Policy 28 suggests that house extensions are generally acceptable providing they are *"...sympathetic to the existing house in height, form, proportions, window details and materials..."* and *"...pitched roofs are used where appropriate..."*

The existing property is set back from the highway and is of no special architectural merit. There are existing flat roofed front and rear extensions and the proposals would not conflict with the design of the existing property in my view. . Window details are proposed to match the main house and the openings themselves would be well related in terms of their size. The veranda is designed as a simple add on feature and this would be set far enough back from the highway to not be visually dominant in the street scene. Overall it is my view that the proposed development would be compliant with the relevant local and national planning policy regarding house extensions and design.

4.3.4 Car parking
The proposed development would not trigger the requirement for additional car parking to be provided within the application site.

4.3.5 Archaeology

Site is in an area of archaeological interest. The nature of the proposed works is such that the archaeological record is unlikely to be disturbed – no consultations undertaken given that nearby schemes of a greater scale have attracted no comments from the County Historic Advisor..

4.4 **Conclusion**

4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission should be granted and I have therefore framed a favourable recommendation accordingly**.**

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: 7 June 2018	