DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00676/FPH	Single story front and rear extensions (as amended by plans received 04/05/2018)	61 Willian Way Letchworth Garden City Hertfordshire SG6 2HJ

Submitted Plan Nos

068 130; 068 002-2 068 101 - 1 068 140 - 2 068 141 - 2

1.0 Policies

SECT7 Requiring Good Design

LP28	House Extensions
LP57	Residential Guidelines and Standards
LP58	Letchworth Garden City Design Principles
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 **Site History**

2.1 02/00520/1HH Two storey rear and first floor side extension GRANTED

3.0 **Representations**

3.1 Neighbour – No. 63 Willian Way – objects to the rear extension
- Dominance
- overbearing

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 61 Willian way is a large detached property located on the western side of the road. The property is set back from the highway by approximately 10 metres. The host property has a large rear garden with a depth of approximately 30 metres and backs onto the Willian Golf course. No. 63 is situated to the south of the host property and No. 59a to the north.

4.2 **Proposal**

4.2.1 Planning permission is sought for a single storey front and rear extensions.

4.2.1 The front extension has a depth of 1.9 metres from the front elevation and projects no further than the existing forward front projection. It has a flat roof design with a maximum height of 2.6 metres. The existing front window will be relocated in the new front elevation. The extension will facilitate an enlargement of the existing study.

4.2.2 The single storey rear extension projects 3.5 metres from the previously extended two storey rear extension. It has a maximum height of 3 metres.

4.2.3 Materials include brickwork to match the existing.

4.3 **Key Issues**

4.3.1 The key issues can be summarised as follows:

- Design relative to existing dwelling
- Impact on character of the area and street scene
- Impact on living conditions of neighbouring properties

Design and street scene

4.3.2 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 proposed extensions comply with Policy 28 as the scale and design of the additions are not inappropriate and would not raise any sustainable objections.

4.3.3 I consider the form, roof design and fenestration would reflect the character of the original house. Materials proposed are to match the existing. I therefore consider that the proposed extension would be acceptable in design in relation to the host dwelling.

4.3.4 I do not consider that the proposal would be materially out of character with the property or area and can see no material objection to raise to the design of the proposal.

Impact on living conditions of neighbours

4.3.5 Following the concerns raised by the neighbour at No. 63 I visited the neighbour and assessed the proposed rear extension from the rear garden. Following discussions with the agent I requested the extension to be reduced in depth to a maximum depth of 3.5 metres.

4.3.6 In terms of the proposals impact on the living conditions of neighbours, it is my view that the proposed addition would not have a significant detrimental impact on the amenities for the adjoining neighbours or have a negative impact on the daylight and sunlight of the neighbouring properties that could be upheld at an appeal.

4.4 **Conclusion**

4.4.1 Overall, I can see no reason to refuse permission for this front and rear extension, which would not have a detrimental impact upon the amenities of the neighbouring properties nor an adverse impact upon the character of the property or area.

5.0 **<u>Recommendation</u>**

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: 9 May 2018	