DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00962/FPH	Single storey side extension	15 Elderberry Drive St Ippolyts Hitchin Hertfordshire SG4 7SR

Submitted Plan Nos

Loc Plan DEL/18/01 DEL/18/02

1.0 Policies

LP28	House Extensions

SECT7	Requiring Good Design
XD2	Hse Extns,Replacement Dwells,Outbuilding

2.0 **Site History**

2.1 01/00163/1HH: Two storey side extension with first floor front and side dormers, granted permission.

3.0 **Representations**

3.1 **Site Notice / Adjoining occupiers:** :No representations received

3.2 **St. Ippolyts Parish Council:** No reply received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

The property is a detached property located at the junction of Elderberry Drive and Broadmeadow Ride.

4.2 **Proposal**

The proposal is for a side extension on the southern flank elevation, 2.7m in overall width and 6.3m in overall depth. The extension would be located approximately 1 metre from the side boundary with Broadmeadow Ride.

4.3 **Key Issues**

The key issues are design and impact on the street scene and neighbours

Design

The extension is of generally modest size. It would have a 'catslide' roof that avoids the oriel window above. It will have matching brickwork, rooftiles and window. It would not project beyond the front or rear main walls of the property. I consider that the extension is sympathetic to the main house in terms of scale and proportions, materials and window design in compliance with Policy 28 of the local plan.

Impact on neighbours and the street scene

The extension would be largely hidden from public views being located behind a retained hedge. Only the top part of the extension would be visible however it would be seen against the backdrop of the main side elevation and its single storey height means that it would not be visually intrusive. No. 1 Rowan Grove to the rear would not

be affected by the extension given its modest size, the distance between the properties and the intervening electricity sub-station.

4.4 **Conclusion**
The proposed extension is acceptable in planning terms.

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.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF

Date: 15 May 2018	