DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01018/FPH	Single storey rear extension following demolition of existing smaller single storey rear extension.	20 Church Lane Letchworth Garden City Hertfordshire SG6 1AJ

Submitted Plan Nos

LR-1801-001A; LR-1801-100A; LR-1801-101A; LR-1801-105A; LR-1801-110A; LR-1801-120A; LR-1801-200A; LR-1801-201A; LR-1801-205A; LR-1801-210A; LR-1801-220A; LR-1801-250A

1.0 Policies

LP28 House Extensions

LP57	Residential Guidelines and Standards
SECT12	Conserving and enhancing historic enviro
SECT7	Requiring Good Design
XD1	Sustainable Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions
XHE1	Designated Heritage Assets

2.0 Site History

2.1 None relevant.

3.0 Representations

3.1 **Local Residents** - No representations received.

4.0 Planning Considerations

4.1 **Site & Surroundings**

4.1.1 The application property is a semi- detached dwelling located at the eastern end of Church Lane and on the southern side of the road. . It is located within the Norton Conservation Area.

4.2 **Proposal**

4.2.1 The application seeks permission for single storey rear addition 7.7m wide by 3.6m deep to form a kitchen/dining area. The addition would involve the removal of a small kitchen addition, 3 metres in depth and 3 metres in width. The addition would have a flat screened by a parapet wall feature and containing a lantern roof light. Materials would match the parent building. The addition would sit adjoining the flank wall of the neighbouring dwelling set in by approx 300mm to appear subservient. **See plans in Anite.**

4.3 **Key Issues**

4.3.1 The main issues associated with the application relate to the objectives of Policy 28 of the current local plan and the impact of the development upon the amenities of local residents and upon the character and appearance of this part of the street scene and the Norton Conservation Area.

4.3.2 Firstly I can see no material objections to the proposed extension which replaces an existing structure here although at a greater size.. The addition would not be detrimental to either the street scene or have any adverse impact upon any neighbouring amenity due to the single storey design, location to the rear, orientation of the site and relationship to adjoining properties. Consequently I am satisfied that the addition would comply with the provisions of the current development plan.

4.2.3 I did have some concerns regarding the design of the extension given the age and style of the property. However the site is not publically visible and given the location, boundary treatment and landscaping. I am satisfied that the design in this location is acceptable and would not be visible in the street scene.

4.3.4 The site is within the Norton Conservation Area and this is also a material consideration. However the location to the rear, scale, form and proposed materials are considered acceptable for this location. Overall I do not consider that the proposal would cause any material harm to the character and appearance of the Conservation area.

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.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 7 June 2018	