DELEGATED FILE NOTE

CASE OFFICER: ...Richard Tiffin.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01138/FPH	Single storey front extension.	26 Eastern Way Letchworth Garden City Hertfordshire SG6 4NZ

Submitted Plan Nos

LD 316 E01; LD 316 E02; LD 316 P01; LD 316 P02

1.0 Policies

LP28	House Extensions

SECT7 Requiring Good Design

XD2 Hse Extns,Replacement Dwells,Outbuilding

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 **Neighbours** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application property is a mid terrace property in a prominent position off of Eastern Way on the Grange Estate..

4.2 **Proposal**

4.2.1 The application proposes a single storey mono pitched roof extension some 1.7m deep on what is the elevation facing the street. The extension is specified with a bay window.

4.3 **Key Issues**

4.3.1 The key issues in this case centre on the impact of the scheme on the street scene and the reasonable living conditions of the neighbour at No 24 . The proposal would present a limited profile to the front of No 24 and would in any event be set in. I can see no material grounds for concluding there would be any loss of light or dominance. It would be connected level with No 28.

4.4 **Conclusion**

4.4.1 That permission be granted subject to conditions..

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: 13 June 2018	