DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01259/FPH	Single storey side and part two storey, part single storey rear extension.	16a Glebe Road Letchworth Garden City Hertfordshire SG6 1DR

Submitted Plan Nos

2018/18/01A; 2018/18/02; 2018/18/03

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 No previous history

3.0 **Representations**

3.1 16B Glebe Road – comment received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 16A Glebe Road is a semi-detached dwellinghouse located on the north side of the road located in the Conservation Area. The dwellinghouse is set 30 metres from the highway and has a rear garden of approximately 25 metres. 16 b adjoins the host property to the east and No. 16, a detached dwellinghouse, is situated to the west of the host property.

4.2 **Proposal**

4.2.1 Planning permission is sought for a single storey side and part two storey and single storey rear extension.

4.2.1 The proposed single storey side extension has the same footprint as the existing side projection (dining room and store as shown on existing plan). The proposed side extension has a lean to hipped roof with a maximum height of 4.3 metres with eaves height of 2.5 metres. This extension facilitates the existing garage and new utility room, extension to kitchen/diner and a proposed study.

4.2.2 The single storey rear extension projects 3.9 metres from the existing rear elevation and meets the single storey side extension. It has a lean-to roof with a single roof light

on the roof slope. The proposed roof slope has a maximum height of 3.5 metres and eaves height of 2.5 metres.

4.2.3 The first floor extension projects 3.9 metres from the rear elevation and is set 2.3 metres from the shared boundary with No. 16B.The ridge height is set below the existing roof height (8.4 metres) with a maximum height of 6.6 metres. The roof has been hipped.

4.2.4 Windows have been proposed on the rear elevation to facilitate a new bedroom at first floor and a new window on the side elevation for the proposed bathroom. Three rooflights have been proposed.

4.2.5 Materials include plain roof tiles and brickwork to match existing and with some cream render.

4.3 **Key Issues**

4.3.1 The key issues are design and appearance and impact on the conservation area and impact on neighbours.

Design and Appearance

4.3.2 The proposed side and rear extensions are designed with a hipped and lean-to roofs to match the existing and the ridgeline of the two storey extension is lower than the main ridgeline of the house to maintain a subservient appearance.

4.3.3 The proposed extensions would also be of matching materials, so as to respect and reflect the character and appearance of the existing dwelling. Accordingly, it is my opinion that the proposed development would not result in any harm to the character and appearance of the existing property or the surrounding area and so would be in accordance with the guidance of Policies 28 and 57 of the North Hertfordshire District Local Plan.

Impact on neighbours

4.3.4 I have received comments from the occupiers of No. 16B Glebe Road. Although no objections have been raised, concerns have been put forward that the proposed rear extensions that is shown to be up to the boundary will block a vent on the extension at No. 16B. This is not a planning consideration and therefore is a civil matter between the neighbours. I have sort confirmation from the agent in regards to this matter and a party wall agreement is to be sought. The rear extensions projects 3.9m from the rear main wall. Bearing in mind that rear extensions up to 3 metres in depth are normally considered acceptable under Policy 28 of the local plan, in this case where the first floor projection is set in from the boundary by 2.3 metres, I consider that the relationship with No. 16B is considered acceptable.

4.3.5 The impact on No. 16 will be limited primarily because the side extension along the shared boundary is on the same footprint as the existing. The addition of the lean-to roof in my opinion would not have a detrimental impact on the neighbouring property. The side extension has no windows proposed on its flank elevation that would cause loss of privacy. I have recommended a condition to ensure that the proposed first floor side window is to be obscure glazed.

4.4 **Conclusion**

4.4.1 The development 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.

3. The proposed new window at first floor level on the side elevation of the development hereby permitted shall be permanently glazed with obscure glass.

   Reason:To safeguard the privacy of the occupiers of the adjacent dwelling.

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: 20 July 2018	