DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01347/FPH	Single storey side and rear extension. Front entrance porch including roof extending over existing bay window.	47 The Leas Baldock Hertfordshire SG7 6HZ

Submitted Plan Nos

03/GH/18 01/GH/18 02/GH/18

1.0 Policies

SECT7	Requiring Good Design

LP28	House Extensions
LP57	Residential Guidelines and Standards
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 **Site History**

2.1 None

3.0 **Representations**

3.1 No representations received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No 47 The Leas is a semi detached dwellinghouse situated on the eastern side of the road. No. 45 is attached to the host dwellinghouse and No. 49 is located to the south of the host property. The rear garden backs on to two properties in St. Mary's Way.

4.2 **Proposal**

4.2.1 Planning permission is sought for a single storey front porch that projects 1.3 metres from the front elevation and is 2.6 metres wide with a maximum height of 3.2 metres. The roof extends over the existing bay window.

4.2.2 Also a single storey side extension that projects 1.8 metres from the side elevation and is set 4 metres back from the front elevation and wraps round to the rear elevation. The roof form is a flat roof design and has a maximum height of 3.2 metres.

4.2.3 And a single storey rear extension projects 3.2 metres from the rear elevation and has a flat roof design with a maximum height of 3 metres.

4.2.4 Materials are proposed to match the existing property.

4.2.5 Two dormer windows are shown on the plans however these are not back of the application as the fall within permitted development.

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 The alterations have a good standard of design in relation to the host building and would not be so detrimental to the visual amenities of the area of the dwelling itself to justify a refusal of planning permission in my view.

4.3.3 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..."* The proposed extensions in my view comply with Policy 28. The scale and design of the additions are not inappropriate and would not raise any sustainable objections.

4.3.4 The side and front extensions are visible in the street scene due to its location and would therefore have an impact upon this area, however, the scale, form and nature of the development are not considered to be detrimental or so adverse as to raise a sustainable objection which could be defended at any subsequent appeal.

4.3.5 The rear extension is single storey only and of a modest rear projection. The addition is not visible in public views.

4.3.6 I therefore would conclude that the form, roof design and fenestration of the scheme would reflect the character of the original house. The design of the proposal is acceptable and would be in keeping with the existing dwelling and the general character of the property, bricks and roof tiles to match the existing dwelling would be used and would, in my opinion provide an acceptable appearance.

Impact on living conditions of neighbours

4.3.7 Policy 28 and 57 are intended to safeguard against extensions that would have an unacceptable impact or harm the amenities of the neighbouring properties. I do not consider that the additions would have a poor relationship to either neighbouring property in terms of privacy. I do not consider that the side addition would have any adverse impact on the neighbour's amenity and the existing orientation of the properties here. With regard to the rear addition, it is only single storey and projects 3.2m.

4.3.8 I therefore do not consider that the additions would have any sustainable impact upon the neighbouring residential amenity and it would be difficult to sustain any objections on residential amenity grounds in my view. The proposals therefore comply with both Policy 28 and 57 of the current local plan.

4.3.9 No representations for adjoining neighbours have been received.

4.4 **Conclusion**

4.4.1 In my opinion the proposed extensions would be not be contrary to the principals of the current development plan, I have therefore 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: 20 July 2018	