

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01414/FPH	Single storey rear extension following demolition of existing rear conservatory/boot room.	16 Elmtree Avenue Cockernhoe Luton Hertfordshire LU2 8QA

Submitted Plan Nos

SC/20051174/01 SC/20051174/02

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SP9	Design and Sustainability

2.0 **Relevant Site History**

2.1 None.

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a two storey semi-detached dwelling with a pitched roof. Rear party boundaries are comprised of 1.8m high fences. The site is in a residential area of semi-detached and terraced dwellings.

4.2 **Proposal**

4.2.1 The proposal is for a single storey side and rear extension to the dwelling with a mono-pitched roof and separate canopy roof. An existing rear conservatory and other projection would be demolished.

4.3 **Key Issues**

4.3.1 The key material considerations are design, and impacts on neighbour amenity.

Design

- 4.3.2 There are no objections to the demolition of the existing rear projection. The proposed rear extension would be larger, however it is considered that it would be a size and design in keeping with the character and appearance of the main dwelling. Impacts on the street scene would be limited and acceptable. The proposal complies with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.3 The extension would be close to the party boundary with attached dwelling No. 14, and would be visible from that property. The extension would however have a depth of approx. 3.4m which is not considered excessive or unreasonable, and would have an acceptable height for such an extension. It is not considered that the amenity of No. 14 or any other dwellings would be harmed. Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 of the Local Plan.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

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 extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 8 August 2024	