DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00696/FPH	Singel storey rear conservatory extension.	4 Bowmans Green Baldock Hertfordshire SG7 5FA

Submitted Plan Nos

Location Plan; Block Plan; 099/98270 1; 099/98270 2

1.0 Policies

LP28	House Extensions

SECT7 Requiring Good Design

XD2 Hse Extns,Replacement Dwells,Outbuilding

2.0 **Site History**

2.1 PD rights removed

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 modern end terrace on this estate of similar properties.

4.2 **Proposal**

4.2.1 The application proposes a single storey conservatory 3m deep with mono-pitched roof. The flank wall on the boundary with the only neighbour would be 2.1m

4.3 **Key Issues**

4.3.1 The key issues in this case centre on the impact of the scheme on the reasonable living conditions of the attached neighbour at No 5. Given the modest scale of the proposal at the permitted development depth of 3m with a flank wall which is only 100mm above a 2m fence I can see no grounds for objection on the grounds that there would be any impact on No 5. These properties have small gardens but the amenity space would remain reasonable in my view post development.

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: 27 April 2018	