DELEGATED FILE NOTE

CASE OFFICER: ...Sam Dicocco.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01171/FPH	Single storey side and rear extension, two storey side extension with ancillary works.	23 Cashio Lane Letchworth Garden City Hertfordshire SG6 1AY

Submitted Plan Nos

PL01; PL02; PL03; PL04; PL05; PL07; PL06-A

1.0 Policies

LP28	House Extensions

LP55	Car Parking Standards
LP57	Residential Guidelines and Standards
LP58	Letchworth Garden City Design Principles
SECT7	Requiring Good Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD1	Sustainable Design
XD3	Protecting Living Conditions
XT2	Parking

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies within the settlement of Letchworth Garden City. The site is in close proximity to a Conservation Area on the opposite side of Cashio Lane. The proposal is not considered of a scale where an assessment of the setting of the Conservation Area is required.

4.1.2 The site contains a relatively modern two storey detached dwelling. The dwelling hosts a shallow pitched roof with front and rear facing gabled elevations. The dwelling

benefits from a single storey side projections with a shallow pitched roof with side facing gable containing a double garage.

4.1.3 The dwelling forms part of a set of three dwellings which are identifiably built of the same period within the same development. The dwellings are identifiable separate to the sites surroundings, which have a greater neo-georgian appearance.

4.2 **Proposal**

4.2.1 The application seeks permission for the erections of a part two storey, part single storey side and rear extension following the demolition of the existing single storey side projection. The first floor side extension would host a shallow pitched hipped roof with small crown. The first floor side addition would be stepped back further from the front and side of the ground floor extension, and this would resolve itself with a hipped pitched roof to meet the first floor extension. The ground floor rear addition would host a shallow pitched roof with gabled rear elevation.

4.3 **Key Issues**

4.3.1 The extensions would, cumulatively, remain sympathetic to the existing dwelling in terms of the proportions, external materials, and window detailing where relevant. The windows to the front of the extension would relate well to the existing windows. The rear windows would not reflect the existing dwelling, however, by reasoning of their positioning, there would be no impact as a result. The additions would not appear out of proportion with the existing dwelling or other dwellings within the sites context. The external materials appear to have been deliberately chosen to reflect the host dwelling.

4.3.2 In regards to the height and form of the extension, it is considered that the extension would, on balance, appear sympathetic to the existing dwelling. The first floor addition would be equal in height to the existing dwelling, but by reason of the step back from the front of the existing dwelling, the extension would remain sympathetic. Whilst the first floor hipped pitched roof would not directly reflect the form of the existing dwelling, the hip would reduce the bulk and help the extension to remain subservient to the existing building.

4.3.3 In accordance with the above discussion in regards to the extensions sympathetic design, and by reason of the extensions spacing from the side boundary, the resultant building would not harm the character of the sites surroundings. The resultant dwelling would not appear cramped within its site, and therefore would not appear incongruous within the sites context.

4.3.4 By reason of the distance between the host dwelling and adjoining property to the north, no harm to living conditions would occur to the occupiers of the neighbouring premise. The neighbouring property to the south would not be unduly harmed in terms of loss of light or dominance of the proposed built form due to its relative extent and siting. The proposed side facing bedroom window within the extension would not result in loss of privacy to the occupiers of the adjoining property to the south. The flank elevation of the adjoining property to the south hosts a single side facing window, which is obscured glazed, and as such, no overlooking or loss of privacy would occur.

4.3.5 The resultant site would host sufficient parking commensurate to the size and use of the building.

4.4 **Conclusion**

4.4.1 The extensions would be of good quality design which would be sympathetic to the existing dwelling, maintain that character of the sites surroundings, respect the living conditions of the occupiers of adjoining premises and host sufficient on-site parking commensurate to the size and use of the resultant building. The proposal thereby accords with the policy provisions of the local development framework.

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: 25 June 2018	