DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00733/FPH	Single storey side and rear extension.	31 Clothall Road Baldock Hertfordshire SG7 6PE

Submitted Plan Nos

SL/18/11-OS1; SL/18/11-L1a; SL/18/11-L2c

1.0 Policies

2.0 **Site History**

2.1 None.

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 1930'2 semi off of the Clothall Road backing onto the Tene.

4.2 **Proposal**

4.2.1 The application proposes a single storey pitched roof rear extension which would protrude slightly beyond the side elevation of the property. The structure is specified at 4m depth and would abut an existing single storey extension of similar depth on the attached property.

4.3 **Key Issues**

4.3.1 The key issue in this case centres exclusively on the impact of the scheme on the reasonable living conditions of number 33 – the other half of the semi. Given the existing extension to this property I can see no material grounds for concern in this regard.

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	