DELEGATED FILE NOTE

CASE OFFICER: …Anne McDonald……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00120/FPH	Two storey side extension following demolition of existing extension, bi fold doors to rear elevation.	35 Wilbury Road Letchworth Garden City Hertfordshire SG6 4JW

Submitted Plan Nos
DM/16/20L1; DM/16/20/L2f; DM/16/20/0S1a; DM/16/20/0S3a

1.0 Policies

LP28	House Extensions
LP57	Residential Guidelines and Standards
LP58	Letchworth Garden City Design Principles
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 **Site History**

2.1 There is no recorded planning history in Uniform for this property.

3.0 **Representations**

3.1 The consultation phase expired on 15/02/18. No replies received at the time of writing.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Two storey semi-detached house positioned on a corner plot on the south side of Wilbury Road and Furlay Place. The house is fairly prominent to the road, being set uphill in comparison to the road. There is a shallow front garden with a tree in it and

one parking space, and side and rear garden with a single garage set rearward and attached to the neighbour's garage. There are photos in Anite.

4.2 **Proposal**

4.2.1 Two storey side extension that is just under 3.5m wide and 5m deep. It creates a larger hallway, extended dining room, new w.c. and playroom at ground floor and a fourth (master) bedroom with en-suite at first floor level.

4.3 **Key Issues**

4.3.1 I have no objection to this extension which is set well back from the prominent front elevation of the house. Whilst it will technically result in the pair of semi-detached houses no longer having a symmetrical front elevation appearance, I do not object to this in this instance. This is due to the angle the house has to the front corner with the road which results in limited views of the frontage of the pair of semi-detached houses as a whole. Plus, with the set back, this extension will not be 'read' as part of the overall frontage.

4.3.2 There will be no impact on the attached neighbour no.2 as the works are on the 'other side' in comparison to this house. I also do not consider that there will be any adverse impact on no.33. This is due to a wide gap between the side flanks of these houses, with no.33 positioned on a different angle to no.35 and with a single garage set rearward next to no.35's garage. The occupiers of no.33 will see the bulk of the extension when entering and exiting their home / driveway, but the extension will be set slightly downhill in comparison to the driveway and frontage of no.33, and off to the side, with the works being more in line with the side flank of no.33. Therefore, they will not appear adversely over dominating or over bearing to no.33.

4.3.3 The plans detail that the external materials are to match the existing house. This is acceptable and a materials condition is not necessary in this instance.

4.3.4 The front parking space is being retaining / repositioned, so the house will still have a single driveway and off street parking for two cars which is an acceptable provision for the house.

4.4 **Conclusion**

4.4.1 No objection. Grant conditional permission.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be completed before the expiration of 3 years from the date of this decision notice.

   Reason: As required by the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3, Class Q.2.-(3)

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:

3. 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  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 March 2018	