

DELEGATED FILE NOTE

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

APPLICATION
REFERENCE

BRIEF DESCRIPTION OF DEVELOPMENT

APPLICATION SITE

24/01707/FPH

Replacement rear conservatory

3 Elmtree Avenue

Cockernhoe

Luton

Hertfordshire

LU2 8QA

Submitted Plan Nos

Location and Site Plan 900-14708 900-14708

1.0 Policies

D2

House exts, replcmnt dwellings outbuild

D3	Protecting living conditions
SECN12	Achieving well-designed places
SP9	Design and Sustainability
D1	Sustainable design

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

4.2 **Proposal**

4.2.1 The proposal is for a single storey rear conservatory with a pitched roof that will replace an existing conservatory

4.3 **Key Issues**

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

Design

4.3.2 The conservatory will be a small addition to the dwelling that is considered to be of a size and design in keeping with its character and appearance and will be a smaller version of the conservatory to be replaced, and won't affect the wider locality. The design is considered 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 new conservatory will not be harmful to neighbour amenity as it will be smaller in depth than the existing conservatory and of a similar height and siting. 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.

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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 1 October 2024	