**DELEGATED FILE NOTE**

**CASE OFFICER:** ...Anne McDonald.....

| APPLICATION REFERENCE | BRIEF DESCRIPTION OF DEVELOPMENT | APPLICATION SITE |
|---|---|---|
| 18/00467/FPH | Single storey front extension.<br>(Amended plans received 17/04/18). | 142 Wilbury Road<br>Letchworth Garden City<br>Hertfordshire<br>SG6 4JG |

**Submitted Plan Nos**

4354-OS1; 4354-OS2A 4354-E01; 4354-P01C

**1.0 Policies**

2.0 **Site History**

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

3.0 **Representations**

3.1 The site notice was posted on 07/03/18 and expired on 28/03/18. All other consultations expired on 052/04/18. No replies received at the time of writing.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.2 Large, detached, two storey house positioned on the north side of the road. There is a good sized front garden, partly providing a driveway and partly providing a large lawn area with some trees and shrubs. There is a wide gap to the side boundary with no.140 and a large rear garden. There are phots in Anite.

4.2 **Proposal**

4.2.1 Demolition of existing front porch / sun room and construction of single storey front extension, forming a sun / garden room and new front porch. The front extension is just under 1.5m in depth off the front of the dining room and 4m in depth on the side flank. The roof is part flat and part lean to. An amended plan has been submitted showing a flat canopy roof above the front porch.

4.3 **Key Issues**

- I have no objection to this application. The existing sun room is 2.5m in depth. In my view this establishes a precedent for this proposal. The increase in depth and the small part lean to roof part flat roof, in my view, will not have harm on the appearance or setting of the front of the house.
- I do not consider that there will be any adverse impact on the neighbour no.140. There is a wide gap between the side flank of no.142 and the side boundary with no.140. Whilst the new extension will be slightly in front of the frontage of no.140, due to the gap, I do not consider that this will harm the outlook or amenities of no.140.
- The house is within the Conservation Area. However, it is set well back from the road with trees and hedges on the front boundary which will substantially screen the frontage in views from the road. As a result, I do not consider that the works themselves are harmful to the appearance or setting of the house, nor would there be adverse harm to the setting or context of the Conservation Area.
- The forms state that the external materials are to match the existing house. This is considered to be acceptable and a materials condition is not considered to be necessary in this instance.

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 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.

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| Signed<br><br>Simon Ellis<br><br>Determining Officer | Development Management<br>North Hertfordshire District Council<br>Council Offices<br>Gernon Road<br>Letchworth<br>Herts<br>SG6 3JF |
| **Date:** 27 April 2018 | |