DELEGATED FILE NOTE

CASE OFFICER: …Richard Tiffin……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00734/FPH	Single storey front extension.	34 Lannock Letchworth Garden City Hertfordshire SG6 2PY

Submitted Plan Nos
Location Plan; 0644A

1.0 Policies

LP28	House Extensions
SECT7	Requiring Good Design
XD2	Hse Extns,Replacement Dwells,Outbuilding

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 modern mid terrace on this estate of similar properties.

4.2 **Proposal**

4.2.1 The application proposes a single storey pitched roof front extension at 3.2m in the gap formed by the existing storey and a half forward projecting part of the dwelling.

4.3 **Key Issues**

4.3.1 The key issues in this case centre on the impact of the scheme on the street scene and the reasonable living conditions of the attached neighbour at No 35. Given the modest scale of the proposal and its subordinate nature relative to the existing forward projection, I can see no material grounds for concluding that it would be detrimental to the appearance of the street. In terms of its impact on the neighbour at No 35, it would present a flank wall to that property and create something of a tunnel effect filling in as it would the designed gap between the forward projections on both 34 and 35. However, the recessed elevation on both 34 and 35 services an entrance and hall and while some light would be lost this can not be regarded as a habitable room – the lounge window being in the unaffected forward projection.

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:

1. 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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF

Determining Officer	
Date: 27 April 2018	