DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01363/LDCP	Single Storey Rear Exension	33 Gage Close Royston Hertfordshire SG8 7BE

Submitted Plan Nos

ROY/CB/18/01

1.0 Policies

1.1 No relevant policies.

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 No consultation required.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 33 Gage Close is a semi-detached residential property.

4.2 **Proposal**

4.2.1 Single storey rear extension which is proposed to measure 3m in width, 1.5m in depth, 2.2m to eaves height and a mono pitch roof less than 4m in overall height.

Facing materials are proposed to match those used in the construction of the host dwelling.

4.3 **Key Issues**

4.3.1 The key issues for consideration are whether the proposed development would require a specific planning permission or be considered 'permitted development' in line with the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1 as amended.

4.3.2 Single storey rear extension (Class A)
--Permission for the use of the dwellinghouse as a dwellinghouse was not granted under Class M, N, P or Q of Part 3 of that schedule.
--Total area of buildings would not exceed 50%.
--The height of the extension would not exceed the height of the highest part of the dwellinghouse.
--The height of the eaves would not exceed the height of the eaves of the dwellinghouse.
--The enlarged part of the dwellinghouse would not extend beyond a wall which fronts a highway.
--The enlarged part of the dwellinghouse would not extend beyond the rear wall of the original dwellinghouse by more than 3 metres and would not exceed 4 metres in height.
--The enlarged part of the dwellinghouse would not have more than one storey.
--The height of the eaves would not exceed 3 metres whilst being within 2 metres within the boundary.
--The enlarged part of the dwellinghouse would not extend beyond a wall forming a side elevation.

--It would not consist of or include:
i) the construction or provision of a veranda, balcony or raised platform,
ii) the installation, alteration or replacement of a microwave antenna,

iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
iv) any alteration to any part of the roof of the dwellinghouse.

--The dwellinghouse is not on article 2(3) land.

--All the conditions of Class A are met.

4.4 **Conclusion**

4.4.1 The proposed single storey rear extension would be permitted development in line with Class A of the GPDO. **NOTE**: Several drawings have been submitted showing the extension crossing the boundary. The latest version does not show any boundary incursion and this is the one to which the certificate applies.

5.0 **Recommendation**

5.1 The Lawful Development Certificate should be **GRANTED**.

Proactive Statement:

. A Certificate of Lawfulness (proposed) can be issued on the basis that the proposed extension would constitute permitted development by virtue of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Signed Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 19 June 2018	