DELEGATED FILE NOTE

CASE OFFICER: ...Sam Dicocco.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00886/FPH	Single storey front extension.	10 Bear Lane Ashwell Baldock Hertfordshire SG7 5QW

Submitted Plan Nos

1808.01; 1:1250 Location Plan

1.0 Policies

LP28	House Extensions

LP57	Residential Guidelines and Standards
SECT7	Requiring Good Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 **Site History**

2.1 None

3.0 **Representations**

3.1 Ashwell Parish Council – No objection

3.2 Herts Historic Environment – No comment

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies within the selected village of Ashwell and an Archaeological Area. The site contains a two storey mid-terraced dwelling hosting a pitched roof. The terrace of dwellings are organised in a staggered fashion, and by reason of the sites topography, the dwellings step down from south to north. The dwelling benefits from a small storage outbuilding. The terrace of dwellings are elevated from the adjacent street to the front, and separated and screened from the street by a section of mature hedging and trees on amenity land.

4.2 **Proposal**

4.2.1 The application seeks planning permission for the erection of a single storey front extension. The addition would host a shower/toilet room and porch. The addition would be located along the north-west boundary and cover just over half the front of the dwelling. The extension would host a lean-to roof.

4.3 **Key Issues**

4.3.1 The proposed extension would be sympathetic to the existing dwelling in regards to its height, proportions, window detailing and materials. In regards to form, the addition

would host a lean-to roof reflecting the pitched roof on the mid-terraced dwelling. Whilst front extensions can appear overly dominant and impinge upon the form of the dwelling, the proposed extension would remain subservient to the existing dwelling and, by reason of its limited width, retain the appearance of the elevation as the front of the dwelling. As a result of the above discussion, as well as the screening of the dwelling and addition from most public vantage points, the proposal would preserve the character of the sites surroundings.

4.3.2 The extension would be well-spaced from the dwelling to the south east (No.12) and as such, would not harm the living conditions of the occupiers of the occupier. No.8 Bear Lane is sited to the north west of the dwelling, and in closest proximity to the addition. No.8 is set approximately 0.8m forward of the host dwelling, and is on a land level approximately 0.6m below the host dwelling. Notwithstanding the lower land level of the adjoining property, the limited height and depth of the addition from the front elevation of No.8 Bear Lane, the addition would not appear unduly dominant or cause loss of light. No concerns are raise din regards to loss of privacy to either adjoining property.

4.4 **Conclusion**

4.4.1 The proposed extension would respect the existing dwelling, maintain the character of the surrounding are and respect the living conditions of the occupiers of adjoining premises. As a result, the development would accord with the policy provisions of the local development plan.

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.

3. The materials to be used in the construction of the extension hereby approvd shall match those used on the external construction of the existing dwelling.

   Reason: To ensure a high quality of development which maintains the character of the sites surroundings.

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.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 11 May 2018	