DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00778/FPH	Single storey side extension with solar photovoltaic panels on roof.	43 Wilbury Road Letchworth Garden City Hertfordshire SG6 4JW

Submitted Plan Nos

Site Plan; Location Plan; 43-GPP-01-08; 43-GPP-02-06; 43-GPP-03-08; 43-GPP-04-08; 43-GPP-05-09; 43-GPP-06-06; 43-GPP-07-08; 43-GPP-08-08; 43-GPP-09-01; 43-GPP-10-01

1.0 Policies

LP28 House Extensions

LP57	Residential Guidelines and Standards
LP58	Letchworth Garden City Design Principles
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions
SECT10	Meeting climate change, flooding,coastal
SECT7	Requiring Good Design

2.0 Site History

2.1 91/0317/1 – Residential development of 270 dwellings comprising of 41 bungalows, 192 houses and 37 flats. Provision of 483 parking spaces, garaging for 47 vehicles and ancillary works – Conditional permission 25/04/1991 – No conditions pertinent to or restricting the proposed development covered within this advice.

2.2 12/02047/1HH - First floor rear extension and rear pitched roof canopy extension incorporating 4 photovoltaic (solar) panels to provide covered patio area. Installation of twin roof lights on west elevation and one roof light on north elevation. Retention of 6 photovoltaic panels on existing south roof slope, 6 photovoltaic panels on south roof slope of existing garage and ancillary works – Conditional Permission 12/11/2012

2.3 18/00161/PRE Single storey side extension

2.4 18/00793/LDCP Changes to existing rear fenestration and doors - Deemed Lawful 14/05/2018

3.0 Representations

3.1 Letchworth Garden City Heritage Foundation – discussions with LGCHF – granted consent

3.2 No neighbour representations received

4.0 Planning Considerations

4.1 **Site and Surroundings**

4.1.1 43 Wilbury Road is a detached property situated on the south side of the road opposite nos 1 and 2 Standalone Cottages.

4.2 **Proposal**

4.2.1 Planning permission is sought for a single storey side extension with solar photovoltaic panels on the roof.

4.2.2 The proposed side extension projects 2 metres from the side elevation and has a depth of 4 metres. The extension is set back by 1.2 metres from the front elevation. It has a maximum height 2.2 metre with a pitched roof. The front section has a flat roof.

4.3 **Key Issues**

4.3.1 The key issue for consideration is whether the proposed works are visually appropriate in relation to the host dwelling and the surrounding area. It is also important to consider if the works would have any impact on the residential amenity of neighbouring properties.

Site, surroundings and design

4.3.2 The design of the proposed extension is considered un-objectionable. The addition would remain subordinate to the existing building in terms of its proportions and height, would be reflective in its detailing including materials and window detailing. The pitched gabled roof form would be sympathetic to the existing building.

4.3.3 The additions siting within the plot is such that they would remain largely indiscernible from public vantage points, thereby having little impact on the character of the sites surroundings.

4.3.4 In purely aesthetic terms I consider that all of the solar panels detract from the overall appearance of the property. However, the additional panels proposed are not publicly visible and therefore have limited visual impact. Further to this, paragraph 98 of the NPPF advises the LPA to "recognise that even small-scale projects provide a valuable contribution" and to "approve the application if its impacts are (or can be made) acceptable." Given these statements found in the NPPF and the above considerations I am happy that the proposed solar PV is acceptable.

Impact on adjoining residential premises

4.3.5 By reason of the positioning of the proposed additions, the extension would not harm the living conditions of the occupier of adjoining premises.

4.4 **Conclusion**

4.4.1 In the absence of material planning reasons to the contrary I am of the view that planning permission is granted for the proposed single storey side extension and the proposed solar PV.

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.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 14 May 2018	