DELEGATED FILE NOTE

CASE OFFICER: ...Jo Cousins.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00253/FPH	First floor rear extension (as amended by plan received 8 March 2018)	30 South View Letchworth Garden City Hertfordshire SG6 3JJ

Submitted Plan Nos

HET 1531/01A

1.0 Policies

LP28	House Extensions

LP57	Residential Guidelines and Standards
LP58	Letchworth Garden City Design Principles
SECT7	Requiring Good Design
SECT12	Conserving and enhancing historic enviro
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 **Site History**

2.1 Permission granted for single storey front and rear extensions and a detached replacement garage under refere4nce 00/00111/1HH.

2.2 Two storey side extension granted under reference 02/00827/1HH.

3.0 Representations

3.1 Email on behalf of the Occupier of 73 Lytton Avenue received confirming no objections but difficulty in accessing website.

4.0 Planning Considerations

4.1 **Site & Surroundings**

4.1.1 30 South View is a detached dwelling house located within the Conservation Area on the north-eastern side of the road, close to the junction with Lytton Avenue. The property benefits from a rear garden of some 16 metres deep, adjoining the rear gardens of 73 to 77 Lytton Avenue.

4.2 **Proposal**

4.2.1 The application seeks permission for a first floor rear addition 11.6m wide by 2.7m deep which would enlarge two bedrooms and allow the creation of a fourth bedroom. The addition would be over an existing single storey with lean-to roof to the rear elevation and would replace it with a double hipped addition. Three

windows are shown to the rear elevation and one to each side elevation which would serve bedrooms. Materials would match the parent building.

See submitted plans as amended.

4.3 **Key Issues**

4.3.1 The main issues associated with the application relate to the objectives of Policy 28 of the current local plan and the impact of the development upon the amenities of local residents and upon the character and appearance of this part of South View and the Letchworth Conservation Area.

4.3.2 Firstly I can see no material objections to the proposed extension given that it is to the rear elevation and would not cause any material public harm. The addition would not be detrimental to either the street scene or have any adverse impact upon any neighbouring amenity due to the rear location, design, orientation of the site and relationship to adjoining properties. I have noted that windows are proposed in the side elevations to serve bedrooms. The agent has agreed that these will be obscure glazed and fixed shut save for a top opening vent on each window. I have added a condition to ensure that the glazing remains as such. Consequently I am satisfied that the addition would comply with the provisions of the current development plan.

4.3.3 The design of the extension given the age and style of the property is acceptable and has been the subject of very minor amendments as a result of the Heritage Foundation. I am satisfied that the design in this rear location is acceptable and would not be visually intrusive in the street scene.

4.3.4 The property is in the Conservation Area and has been previously extended. I am satisfied that the design and scale of development would not be harmful to the character and appearance of the conservation area and accord with Section 72 of the Planning Listed Buildings and Conservation Areas Act 1990 as supported by the National Planning Policy Framework.

4.4 **Conclusion**

4.4.1 In the absence of any material or sustainable planning objections I have framed a favourable recommendation accordingly.

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 three new window at first floor level, on the side elevations of the existing property, hereby granted permission, shall include top opening fanlight windows only, with the openable parts at a height of more than 1.5 metres above the floor level of the internal space to which they serve and the remaining sections of the windows shall be permanently fixed shut. Furthermore the windows shall be permanently glazed with glass of opacity level 4 or 5 of the range of glass manufactured by Pilkington plc at the date of this permission or of an equivalent standard agreed in writing by the local planning authority and thereafter permanently maintained as such.

Reason: To safeguard privacy for the occupiers of neighbouring dwellings.

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: 21 March 2018	