DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01331/FPH	Single storey side extension and conversion of existing garage to fitness/store room	59 Willian Way Letchworth Garden City Hertfordshire SG6 2HJ

Submitted Plan Nos

Location plan Site plan Existing elevations Proposed elevations Existing floor plans Proposed floor plans

1.0 Policies

LP8 Development in Towns

LP28	House Extensions
LP57	Residential Guidelines and Standards
SECT7	Requiring Good Design
XD1	Sustainable Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 **Site History**

2.1 87/01749/1 - Erection of two storey rear extension – Conditional Permission 23/12/1987

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies within the settlement of Letchworth Garden City. The site contains a large two storey dwelling hosting a pitched hipped roof. The dwelling currently benefits from a single storey attached garage hosting a flat roof. The dwelling also benefits from a side wall hosting a gate for access to the rear garden

4.1.2 The sites surroundings are residential in nature. The surrounding dwellings are large, detached, two storey dwellings set back from the street with verdant frontages. The dwellings host a mixed palette of materials and differing window detailing.

4.2 **Proposal**

4.2.1 The application seeks planning permission for the erection of a single storey side extension hosting a flat roof. The side extension would be along the north flank elevation. The application also seeks planning permission for the conversion of the

existing garage to an exercise room and store including the replacement of the existing garage door.

4.3 **Key Issues**

4.3.1 The single storey side extension would be sympathetic to the existing house in height, proportions, materials and window detailing. It is considered that the replacement garage door would also reflect the detailing of the existing house. The flat roof would reflect the roof above the existing garage, so the appearance of the dwelling and its character would not be harmed by the proposed form of the extension. Access to the rear garden of the property would be maintained with 1m spacing from the shared boundary to the north.

4.3.2 The proposed single storey addition would be limited in height compared to its backdrop. As a result, no harm would occur to the occupiers of adjoining premises in terms of dominance or loss of light. No new first floor windows are proposed, and as such no loss of privacy would occur as a result of the development. The conversion of the garage to living space is not a material change of use, and thereby, does not require planning permission.

4.3.3 By reason of the sympathetic design of the proposed extension, no harm would result to the character of the sites surroundings. While the conversion of the garage would reduce the amount of on-site parking, it would not reduce on-site parking below what is considered commensurate to the size and use of the building.

4.4 **Conclusion**

4.4.1 The proposed development would be of good quality design which would be sympathetic to the character of the existing dwelling, maintain the character of the sites surroundings and respect the living conditions of the occupiers of adjoining premises. As a result, the proposal complies with the policy provisions of the 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.

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: 9 July 2018	