DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00837/FPH	Two storey side extension and first floor rear extension.	8 Sayfield Cottages Rushden Road Sandon Hertfordshire SG9 0QL

Submitted Plan Nos

Location Plan 16/18-01; 16/18-02;

1.0 Policies

LP30	Replace or Extension Dwellings Countrysi

SECT7	Requiring Good Design
XD2	Hse Extns,Replacement Dwells,Outbuilding

2.0 **Site History**

2.1 None

3.0 **Representations**

3.1 **Neighbours** – None received

3.2 **Sandon PC** – No objection

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application property is a period end of terrace cottage opposite Sales yard in Rushden Road.

4.2 **Proposal**

4.2.1 The application proposes two storey side and partial rear extensions. The side extension would be 3m and the rear 2.6m set in from the boundary with the neighbour at No 8 by 2m.

4.3 **Key Issues**

4.3.1 The key issues in this case centres on the impact of the scheme on the reasonable living conditions of the neighbours at No 8 and give rise to the appearance of a new dwelling in the countryside
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4.3.2 The proposals are modest both in terms of their impact on No 8 and the overall appearance of this modest cottage in what is relatively open countryside. Setting a 2.6m deep rear extension in by 2m would render it benign in terms of its impact on No 8. The side extension at 3m would simply elongate the terrace slightly and remove some of the existing single storey flat roofed extension in the process. Materials are specified to match.

4.4 **Conclusion**

4.4.1 That permission be granted subject to standard conditions.

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.

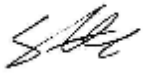
   Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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: 16 May 2018	