DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00466/FPH	Two storey side and rear extension	10 Ashanger Lane Clothall Baldock Hertfordshire SG7 6RQ

Submitted Plan Nos

Location Plan Existing Plans Proposed Plans Site Plan

1.0 Policies

LP28 House Extensions

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 **Clothall Parish Meeting** – No objection but raised concerns about foul water disposal

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application property is a semi- detached former local authority dwelling in this small hamlet.

4.2 **Proposal**

4.2.1 The application proposes a two storey side and rear extension. The side extension would be 8.25m deep with only 3.6m extending beyond the rear of the dwelling. This would be set in 8m from the shared boundary with No 12.

4.3 **Key Issues**

4.3.1 The key issues in this case centre on the impact of the scheme on the reasonable living conditions of the neighbours at No 12 (attached) and No 8. In addition the design of the proposal and its impact in the street scene and the form of the existing property must be considered.

4.3.2 The scheme has been amended following a discussion on site with the architect. The original proposal appeared rather separate from the principal building. Following changes the extension has now been linked with a subordinate main roof. While still somewhat clumsy in execution I do now consider that the extension will be respectfully subordinate to the main house.

4.3.3 Much of the depth of the two storey side extension would be subsumed by the existing house and be more than 1m from the shared boundary with the separate No 8. The gap between the two storey rear element and the attached neighbour at No 12 is about 8m and this being the case I have no concerns about any adverse impact on daylight

and sunlight. Materials are specified to match and there would be plenty of parking post development.

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. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth

Determining Officer	Herts SG6 3JF
Date: 16 May 2018	