DELEGATED FILE NOTE

CASE OFFICER: …Tom Donovan……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00744/LDCP	Single storey rear extension.	16 Gibson Close Hitchin Hertfordshire SG4 0RS

Submitted Plan Nos

1.0 Policies

1.1 No relevant policies.

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 No consultation required.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 16 Gibson Close is a detached residential property.

4.2 **Proposal**

4.2.1 Single storey rear extension which is proposed to measure 7.6m in width, 3m in depth, 2.4m to eaves height and 3.5m to ridge height. Three rooflights are proposed for the rear roofslope.

Facing materials are proposed to match those used in the construction of the host dwelling.

4.3 **Key Issues**

4.3.1 The key issues for consideration are whether the proposed development would require a specific planning permission or be considered 'permitted development' in line with the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1.

4.3.2 Single storey rear extension (Class A)
--Permission for the use of the dwellinghouse as a dwellinghouse was not granted under Class M, N, P or Q of Part 3 of that schedule.
--Total area of buildings would not exceed 50%.
--The height of the extension would not exceed the height of the highest part of the dwellinghouse.
--The height of the eaves would not exceed the height of the eaves of the dwellinghouse.
--The enlarged part of the dwellinghouse would not extend beyond a wall which fronts a highway.
--The enlarged part of the dwellinghouse would not extend beyond the rear wall of the original dwellinghouse by more than 4 metres and would not exceed 4 metres in height.
--The enlarged part of the dwellinghouse would not have more than one storey.
--The height of the eaves would not exceed 3 metres whilst being within 2 metres within the boundary.
--The enlarged part of the dwellinghouse would not extend beyond a wall forming a side elevation.

--It would not consist of or include:
i) the construction or provision of a veranda, balcony or raised platform,
ii) the installation, alteration or replacement of a microwave antenna,
iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
iv) any alteration to any part of the roof of the dwellinghouse.

--The dwellinghouse is not on article 2(3) land.

--All the conditions of Class A are met.

4.4 **Conclusion**

4.4.1 The proposed single storey rear extension would be permitted development in line with Class A of the GPDO.

5.0 **Recommendation**

5.1 The Lawful Development Certificate should be **GRANTED**.

1. The proposed single storey rear extension involves development and, by virtue of Section 57 of the said Act, require planning permission. However, the proposed single storey rear extension would benefit from the general planning permission granted under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 since it meets the relevant provisions, limitations and conditions of Part 1, Class A of that Order.

Signed  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 5 April 2018	