DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00168/LDCP	Single storey rear extension.	68 Howard Drive Letchworth Garden City Hertfordshire SG6 2DQ

Submitted Plan Nos

1650-01 Rev A

1.0 Policies

NONE	None Relevant

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 No neighbour notification required.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies within Letchworth Garden City in a residential area. The site contains a two storey semi-detached dwelling. The site is not within a Conservation Area.

4.2 **Proposal**

4.2.1 The application seeks the issue of a certificate of lawful development for the erection of a single storey rear extension.

4.3 **Key Issues**

	Development is permitted development subject to the following questions:	**To be PD**	
4.3.1	Was the dwelling granted by virtue of Class M, N, P, PA or Q of Part 2 of this Schedule (change of use)	N	N
4.3.2	Would the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).	N	N
4.3.3	Would the height of the part of the dwellinghouse enlarged, improved or altered exceed the height of the highest part of the roof of the existing dwellinghouse.	N	N
4.3.4	Would the height of the eaves of the part of the dwellinghouse enlarged, improved or altered exceed the height of the eaves of the existing dwellinghouse.	N	N
4.3.5	Would the enlarged part of the dwellinghouse extend beyond a wall which forms the principal elevation of the original dwellinghouse; or fronts a highway and forms a side elevation of the original dwellinghouse.	N	N
4.3.6	Would the enlarged part of the dwellinghouse have a single storey and extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or exceed 4 metres in height.	N	N 3m
4.3.7	In the case of development not meeting the criteria in part 4.3.6, until 30th May 2019, for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, would the enlarged part of the dwellinghouse have a single storey and extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or exceed 4 metres in height.	N	N/A
4.3.8	Would the enlarged part of the dwellinghouse have more than a	N	N/A

	single storey and extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse.		
4.3.9	Would the enlarged part of the dwellinghouse be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres.	N	N 2.8m
4.3.10	Would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse, and exceed 4 metres in height, have more than a single storey, or have a width greater than half the width of the original dwellinghouse.	N	N 3.4m
4.3.11	Would any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceed the limits set out in sub-paragraphs (e) to (j);	N	N
	In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if:		
4.3.12	The proposal would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles	N	N/A
4.3.13	The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse	N	N/A
4.3.14	The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse	N	N/A
4.3.15	The total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (4.3.13) and (4.3.14)	N	N/A
	Development is permitted by Class A subject to the following conditions:		
4.3.16	The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse	Y	Y
4.3.16	Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed, and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed	Y	N/A
4.3.17	Where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse	Y	N/A

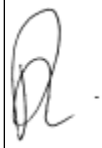
4.4 Conclusion

4.4.1 The proposed enlargement would comply with the limitations and conditions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and as such, a certificate confirming that the operations described in the application and depicted within the supplementary plans would be lawful if begun at the time of the application should be issued.

5.0 **Recommendation**

5.1 That a certificate of lawful development be **ISSUED** for the following reason:

The single storey extension of the dwelling would constitute development under Section 55 of the Town and Country Planning Act 1990 and by virtue of Section 57 of the Act requires planning permission. However, the proposed extension would benefit from the general planning permission granted by Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, since it meets the limitations and conditions of Part 1, Class A of Schedule 2 of that Order.

Signed  Richard Tiffin Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 26 March 2018	