DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00355/FPH	Single storey rear extension, new fenestration to side elevations and addition of a front roof light window.	8 Berkeley Letchworth Garden City Hertfordshire SG6 2HA

Submitted Plan Nos

17495-01; 17495-02; 17495-03

1.0 Policies

LP28	House Extensions

LP55	Car Parking Standards
LP57	Residential Guidelines and Standards
LP58	Letchworth Garden City Design Principles
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions
XT2	Parking
SECT7	Requiring Good Design

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 No.6 Berkeley – No objection, concerns about shared drainage.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site contains a single storey bungalow hosting a pitched roof with gabled flank elevations. The site lies on the west side of a cul-de-sac on Berkeley. The topography of the site and surroundings is such that the land slopes down from south to north.

4.2 **Proposal**

4.2.1 The application seeks permission for the erection of a single storey rear extension, as well as the installation of new side facing windows in the existing flank walls and the installation of a roof light in the front facing roof slope. The rear extension would host a pitched roof with gabled rear elevation where the addition projects along the north flank

wall. Where the rear extension projects along the south flank wall, the addition would host a flat roof with parapet surround.

4.3 **Key Issues**

4.3.1 The addition would meet the ridge height of the existing building where the extension hosts a pitched roof, however, by reason of its overall form and siting, would be remain subservient. Where possible, the addition would be sympathetic in form with a pitched roof and rear facing gabled elevation. The flat roofed addition would not match the form of the existing building, however, by virtue of its siting, would not harm the appearance of the building or character of the sites surroundings.

4.3.2 It is not considered that the overall size of the extension could be considered disproportionate to the existing building considering the siting of the additions, there height, and the size of the plot. The materials to be used in the extension would match the host dwelling. The window detailing would, where most apparent within the street scene, match those used in the existing building. The rear facing windows would not impact the character of the dwelling or surrounding area.

4.3.3 The proposed development, by reason of its design and siting, would not harm the character of the surrounding area. Following a site visit, it is considered that the remaining amenity space afforded to the dwelling would be commensurate to the size and use of the building.

4.3.4 By reason of the spacing between the addition and surrounding dwellings, as well as intermediate built forms such as the detached garage and boundary treatments, as well as the topography of the sites surroundings, the proposal would not appear unduly dominant or cause loss of light. The new side facing windows proposed within the existing flank walls could be achieved without the requirement for planning permission. There are no concerns in relation to loss of privacy as a result of the side facing windows within the south flank wall as the windows would be screened by a 2m high close boarded fence. The proposed window within the north facing flank wall would face a blank flank wall on the adjoining property, and would serve a kitchen, which has a lower requirement for privacy than a living space.

4.3.5 The site provides hard surfacing and a garage which could accommodate three parking spaces, albeit in-tandem. This provision is in line with the requirements for the size of the resultant dwelling, and as such, is considered to be in accordance with local development plan.

4.3.6 Turning to the neighbour representation received, it is not considered that the scale of the development proposed is such that significant pressures would be added to any drainage at the residential dwelling and surrounding residential area.

4.4 **Conclusion**

4.4.1 The proposed extension is considered of high quality design which would be sympathetic to the existing house, maintain the character of the sites surroundings, respect the living conditions of the occupiers of adjoining occupiers and provide on-site parking commensurate to the size and use of the resultant building. As such, the development accords with the local 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  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 10 April 2018	