DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00835/FPH	Single storey front extension.	8 Cartwright Road Royston Hertfordshire SG8 9ET

Submitted Plan Nos

1802:01; 1802:02; 1802:04-A

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 **Royston Town Council** – no objection

3.2 **Neighbours** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application property is 1970'2 semi staggered off this rising cul-de-sac.

4.2 **Proposal**

4.2.1 The application proposes a pitched roof and single storey infill over and adjacent to a protruding flat roof garage. The depth of the infill is the same as the existing garage projection at 1.2m.

4.3 **Key Issues**

4.3.1 The key issues in this case centre on the impact of the scheme on the street scene and the reasonable living conditions of the neighbour at No 6. In my view there proposal represents an improvement to the street scene and is so modest in depth as to be benign in terms of impact on No 6.

4.4 **Conclusion**

4.4.1 That permission be granted.

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: 8 May 2018	