DELEGATED FILE NOTE

CASE OFFICER: ...Jo Cousins.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01065/FPH	Single storey rear extension following demolition of existing conservatory.	11 Middle Drift Royston Hertfordshire SG8 5BU

Submitted Plan Nos

488/02B; 488/04

1.0 Policies

LP28	House Extensions

LP57	Residential Guidelines and Standards
SECT7	Requiring Good Design
XD1	Sustainable Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 Site History

2.1 Permission granted under reference 03/00001/1HH for a two storey side extension.

3.0 Representations

3.1 **Royston Town Council** - no objections**.**

3.2 Local residents - no representations received.

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 11 Middle Drift is a detached property located at the southern end of the cul-de-sac and occupying a corner plot some 36m wide by 30m deep. The property has neighbours to all four boundaries in Middle Drift, Mackerel Hall and Downlands.

4.2 Proposal

4.2.1 The proposed development consists of a single storey extension to the southern side of the property that would link to the existing detached garage. The addition is of an unusual shape and would replace an existing conservatory. The resulting structure would provide a sun room and study and a private enclosed courtyard garden. The maximum projection form the end of the dwelling would be 6.9m and the width from the garage would be 10m.. The addition would have an arrangement of hipped roofs at varying heights due to the off-set layout of the development..

The development would be completed using materials to match the parent building. See submitted plans for full details.

4.3 **Key Issues**

4.3.1 The key considerations in this case, are whether the addition would be in character with the property and area in general, whether it would have any adverse impact upon any adjacent residential properties or adverse impact upon the street scene.

4.3.2 Residential Amenity
The proposed extension would to be set off the boundaries with the neighbouring dwellings and is at single storey level only. The proposal due to the scale, form and configuration would cause no material loss of privacy or daylight/sunlight to any adjacent property in my view.

4.3.3 Visual Amenity
The extension has been designed to be contemporary and complimentary to the existing property, following an unusual off-set footprint and ample glazing which would allow more light. The scale and location would have no adverse visual impact upon the street scene and would not be visible in public views. The proposals in my view comply with Policy 28 - House Extensions with the development of an acceptable design to the existing dwelling and built using materials that would be not conflict with the existing property.

4.4 **Conclusion**

4.4.1 In the absence of any material or sustainable grounds for objection I have framed a favourable recommendation accordingly.

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  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 7 June 2018	