

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01563/FPH	Part single storey, part two storey side extension to incorporate an attached garage following demolition of existing detached side elevation garage.	28A Priory Close Royston Hertfordshire SG8 7DU

Submitted Plan Nos

1.1 B 1.2 B 1.3

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

2.0 **Site History**

2.1 06/00513/1 - Detached 3 bedroom dwelling, conversion of existing shed into single garage and 2 parking spaces.

Conditional Permission.

3.0 **Representations**

3.1 **Neighbour Consultation & Site Notice** – One neutral comment received stating:

“We have no objection in principle to the proposed extension to 28A Priory Close, however as access to 28A Priory Close is partially over land, driveway and associated walls belonging to 26 Priory Close (as shown on HM Land Registry Title Plan HD437926, HD 415746 and associated TPI form), we request that planning consent is conditional on the owners of 26 Priory Close being indemnified against any costs of remedial works to that part of the drive and walls belonging to 26 Priory Close arising from construction traffic using the driveway and increasing the wear and tear on it and potential damage to adjacent walls. We also request that before and after condition photographs are taken and agreed before work commences and following completion, so that remedial works (if any) can be agreed.”

3.2 **Royston Town Council** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached two-storey dwelling on the south-east side of Priory Close in a residential part of Royston. The site is set back considerably from the highway and has a shared access road with 28 Priory Close.

4.2 **Proposal**

- 4.2.1 Part single storey, part two storey side extension to incorporate an attached garage following demolition of existing detached side elevation garage. The dwelling does not have permitted development rights.
- 4.2.2 The proposal seeks to infill the gap between the dwelling and the detached side garage. The extension would be two storeys with a first-floor element over part of the garage. The existing flat roof of the garage would be replaced with a hipped roof. The proposed extension would be 5.26m wide to the front and 3.085m wide to the rear, 5.67m deep with a stepped hipped roof, with eaves at 5m and peaks at 6.6m and 7.5m.

4.3 **Key Issues**

- 4.3.1 The key issues in this case are the design of the development relative to the main dwelling and the impact the development has on the reasonable living conditions of the neighbouring properties.

Design

- 4.3.2 The extension would be set back slightly from the front elevation of the dwelling and the garage. The proposal would result in the creation of a stepped hipped roof with two peaks. In my view, the eaves height and the proposed ridges would be sympathetic in scale and pitch to the existing dwelling. The character of the locality is large detached dwellings with a mixture of architectural styles. I therefore do not find the design harmful to the locality. In addition, the dwelling would be set back from the street scene by approximately 75m and therefore would be unlikely to have any significant impact on the street scene.
- 4.3.3 The proposed extensions would have matching brickwork, slate roof tiles, white uPVC windows. These materials would match the existing dwelling and are therefore considered sympathetic.
- 4.3.4 This is considered in line with Section 12 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

Impact on Neighbours

- 4.3.5 The proposed infill extension would be set in from the edge of the garage footprint and would be located away from the neighbouring dwellings. The boundary with 32 Priory is heavily screened by trees with the dwelling being set approximately 23m away, one side window is proposed facing this dwelling, however it would be in the roofslope and therefore would not provide a vantage point for overlooking of neighbouring amenity. The proposed extension may cause some shadowing of the applicant's own driveway but would not be significant enough to affect the neighbouring driveway and amenity of 28 Priory Close.
- 4.3.6 The site features a large garden; the acceptable design and scale is appropriate for the local context and therefore would not cause any harm on the amenity of future occupiers.
- 4.3.7 This development is therefore considered in accordance with Section 12 of the NPPF.

Environmental Implications

- 4.3.9 The proposed development would be consistent with the criteria set out in Local Plan Policy D1 '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Parking

- 4.3.10 The proposal would retain the existing garage and the off street parking spaces to the front of the dwelling. The proposal therefore satisfies the criteria set out within the Parking SPD.

Other Matters

- 4.3.11 With regards to the comments from the neighbour, the dispute would be a civil issue and would not be a reasonable condition to be applied to this application.

4.4 **Conclusion**

- 4.4.1 Overall, as stated above it is considered that the proposed development is compliant with the necessary provisions of the Local Plan policies and the guidelines set out in the NPPF.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

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:

0. 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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 16 September 2024	