DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00463/FPH	First floor front extension and pitched roof to existing rear extension.	4 Priory Close Royston Hertfordshire SG8 7DU

Submitted Plan Nos

Location Plan; HAR/17/01; HAR/17/02

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 a 1970's detached accessed off of Priory Close but adjacent Newmarket Rd.

4.2 **Proposal**

4.2.1 The application proposes a first floor infill (front) extension and pitched roof over existing rear ground floor extension.

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 neighbours. The pitched roof addition would be over an existing, small ground floor extension. This would be entirely benign. The introduction of small first floor infill would be in keeping with the property and not occasion any overlooking.

4.4 **Conclusion**

4.4.1 That permission be granted subject to standard conditions.

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: 11 April 2018	