DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00325/FPH	Erection of outbuilding in rear garden	2 Wordsworth Close Royston Hertfordshire SG8 5TG

Submitted Plan Nos

Location plan Site plan Garden room details

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 **Neighbours** – The neighbour in the adjacent property has expressed some concern about run-off (water) from the building.

3.2 **RTC** – No objection

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application property is a modern semi detached dwelling on this 1970's estate of similar properties.

4.2 **Proposal**

4.2.1 The application proposes a detached summer house in the rear garden between an electricity sub-station to the road and a block of two garages to the rear. The buiding would measure 4.8m by 3.5m and be 2.5m high with flat roof.

4.3 **Key Issues**

4.3.1 The key issues in this case centre on the impact of the scheme on the reasonable living conditions of the neighbours at No 4. Given its single storey nature and modest height for a detached building I can see no material grounds for objection. The structure would sit behind garden fences, a garage block and the substation. It may indeed be permitted development (Class E). The issue of rain water run-off is not a planning.

4.4 **Conclusion**

4.4.1 That permission be granted subject to 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  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 27 March 2018	