DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00428/FPH	Single storey front porch extension, single storey rear extension and works to facilitate conversion of garage into habitable space.	4 Betony Vale Royston Hertfordshire SG8 9TS

Submitted Plan Nos

869:200B

1.0 Policies

LP28	House Extensions

SECT7	Requiring Good Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 Relevant History

2.1 Permitted development rights were removed for this estate when planning permission was granted for its construction in 1985.

2.2 Permission granted under reference 12/00076/1HH for a garage conversion and under reference 13/01032/1HH for a single storey side extension and insertion of first floor front roof dormer window.

3.0 Representations

3.1 Royston Town Council - No objection.

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 4 Betony Vale is a detached dwelling with integral garage located in a small cul-de-sac in Royston.

4.2 Proposal

4.2.1 Planning permission is sought for the conversion of the existing integral garage to a family room. Two off road car parking spaces would be provided on the driveway. A small front porch 1.9m wide by 1.2m deep would be provided by infilling below the existing front canopy roof. To the rear a small addition 810mm deep by 2.7m wide would bring the existing recessed wall to the utility room in line with the rear main wall of the dwelling and completed with a lean-to roof.

4.3 Key Issues

4.3.1 In my view, it is unfortunate that the applicant wishes to convert their garage as this will change the appearance of the front of the property. However, given that in many other parts of the district this process would not normally require planning permission, I do not consider it reasonable to raise an objection on this basis. The proposal would include the bricking up of the existing opening and the insertion of a three pane window which would match the existing ground floor window to the property. The applicant has stated that facing brickwork to match the existing

dwelling would be used.

4.3.2 The proposal would be likely to result in the parking of vehicles on the driveway in front of the property, however I do not consider it likely that this would cause any loss of amenity to the neighbouring occupiers, indeed this is probably the case already.

4.3.3 The applicant has shown that two off road car parking spaces can be provided on the driveway and this would meet the requirement of the Council's new car parking standards.

4.3.4 The small additions to the property would not impact on either the visual amenity of the area or the amenities currently enjoyed by the neighbours and the proposals would in my view comply with both the current and emerging local plan policy and the NPPF.

4.4 **Conclusion**

4.1 Having regard to the above considerations I do not consider there to be any material planning objections to be raised against the proposal.

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 	Development Management North Hertfordshire District Council Council Offices Gernon Road

Tom Rea Determining Officer	Letchworth Herts SG6 3JF
Date: 6 April 2018	