

**S73 Proposed amendments to Condition 2 and Condition 3
of the approved Planning Particulars of the Development
at 15 Garden Lane, Royston, SG8 9EH**

PARTICULARS OF DEVELOPMENT (Approved)

Application: 20/02656/FPH

Proposal: Extension and renovation of existing dwelling involving excavations under existing footprint to provide two additional storeys - a ground and upper ground floor; two storey side extension; raised garden to south elevation with covered car parking area and bike store below; new retaining wall to south boundary; addition of solar panels to front and rear roof slopes; replacement roof incorporating rear and front roof lights; external render to all elevations; alterations to fenestration, levelling of rear garden and ancillary works following demolition of existing rear extensions.

Location: 15 Garden Lane, Royston, Hertfordshire, SG8 9EH

Plan Nos: A103 Rev 3 A110 Rev 3 A112 Rev 3 A104 Rev 1 A109 20-325-SK01 2020 -15 GL - A100 Rev 1 2020 -15 GL - A101 Rev 1 2020 -15 GL - A102 Rev 1 2020 -15 GL - A105 Rev 3 2020 -15 GL - A106 Rev 3 2020 -15 GL - A107 Rev 3 2020 -15 GL - A108 Rev 3 Location Plan

PARTICULARS OF DECISION (Approved)

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT PERMISSION** for the development proposed by you in your application received with sufficient particulars on 4 January 2021, subject to the following condition(s):

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.

3. With the exception of the kitchen and study windows on the south elevation and the snug window on the north elevation, all other windows on the two side flanks walls must be installed as obscure glazed and thereafter retained as such.

Reason: To protect privacy to the neighbours.

S73 Proposed amendments to Condition 2 and Condition 3

Condition 2 (Proposed)

Change the wording and of the proposal to reflect the development and reference updated drawings to evidence:

‘Extension and renovation of existing dwelling involving excavations under existing footprint to provide two additional storeys, a ground floor and upper ground floor; a two storey side extension; a new retaining wall to south boundary; reinstatement of original front wall, addition of solar panels to front and rear roof slopes; replacement roof incorporating front roof light; external render to all elevations; alterations to fenestration, levelling of rear garden and ancillary works following demolition of existing rear extensions.’

Drawings included

- A105 rev 3 updated to A105 rev 4
- A106 rev 3 updated to A105 rev 4
- A107 rev 3 updated to A105 rev 4

Condition 3 (Proposed)

The wording of the condition has been updated to more accurately protect the privacy of the neighbours:

All windows to the two side flanks walls of the property with an unobstructed line of sight into neighbouring properties, from the topmost floor, must be installed as obscure glazed and thereafter retained as such.

Reason: To protect privacy of the neighbours.

Note:

It is impossible to see into the rear gardens of either 17 Garden Lane or 24 The Warren, the immediate neighbouring properties, from any window or door on either the Northern or Southern side elevations when stood within the development, 15 Garden Lane, as evidenced in the revised A105, A106 & A107 drawings submitted as part of this Section 73.