DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01404/FPH	First floor rear extension, and new first floor side elevation openings.	4 Serby Avenue Royston Hertfordshire SG8 5EH

Submitted Plan Nos

940-P01 940/P02 940/P03A

1.0 Policies

SECT7	Requiring Good Design

LP28	House Extensions
LP55	Car Parking Standards
LP57	Residential Guidelines and Standards
XSP9	Design and Sustainability
XD1	Sustainable Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions
XT2	Parking
SPDVP	Vehicle Parking at New Development

2.0 **Site History**

2.1 09/01380/1HH - Single storey rear extension – Approved 14/09/09.

2.2 90/00556/1 - Two storey side extension with integral garage following demolition of existing double garage at rear – Approved 28/06/90.

3.0 **Representations**

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a two storey detached dwelling with a pitched roof. The site is located in a residential area comprising detached and semi-detached dwellings.

4.2 **Proposal**

4.2.1 A first floor rear extension with pitched roofs above an existing single storey rear extension, which will increase the number of bedrooms from four to five. The plans also include three new first floor side elevation windows, which are proposed to be partially or wholly obscure glazed.

4.3 **Key Issues**

4.3.1 The key material considerations are the design of the proposal, impacts on neighbour amenity, and parking provision.

Design

4.3.2 The proposed extension would not be small, however it is considered it would appear subordinate to the application property due to its lower roof ridges and staggered rear walls. The extension would have a roof form, design and detailing that would be compatible with the character and appearance of the dwelling. The proposed new windows would have small impacts and will not harm the character and appearance of the dwelling.

4.3.3 The proposed side windows would have limited impacts on the character and appearance of the street scene and are acceptable. The proposed extension would be at the rear and would have limited visibility and impacts on the street scene, and would not be considered to cause harm. The application is therefore considered to be of an acceptable design.

Neighbour amenity

4.3.4 The proposed side elevation windows would provide views over the roof slopes of both neighbouring dwellings which do not contain any facing openings, and given that they are proposed to be largely obscure glazed it is not considered they would result in overlooking and loss of privacy and amenity. The west elevation side openings could result in overlooking of the rear garden of No. 2 Serby Avenue, therefore these openings will be required to remain obscure glazed by condition.

4.3.5 The rear extension could only potentially affect the amenity of Nos. 2 and 6 Serby Avenue, dwellings on each side of the application site. The Proposed Site Plan shows the rear elevation would project beyond the rear of No. 6, however due to the separation of the extension from No. 6 it is not considered that the extension would result in overbearing impacts, loss of light and loss of amenity to No. 6 and is acceptable in this respect.

4.3.6 The extension would have a depth of approximately 5.8m on the boundary with No. 2 which is considered relatively large. No. 2 has been extended substantially at single storey level to the side and rear along the party boundary, as shown on the Proposed Site Plan. Due to the position of the extension relative to the rear elevation openings and the rear garden of No. 2 it is not considered that the extension would appear harmfully overbearing or result in loss of light and amenity to that dwelling. The proposed extension would not therefore be harmful to the amenity of neighbouring dwellings.

Parking

4.3.7 The proposal will result in the number of bedrooms increasing from four to five. This would not trigger an increase in the number of parking spaces required, and in any case the application site however contains a driveway that can accommodate three cars, therefore an acceptable amount of parking provision would remain.

4.4 **Conclusion**

4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

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.

3. The windows at first floor level on the west elevation facing No. 2 Serby Avenue of the development hereby permitted shall be permanently glazed with obscure glass.

   Reason:To safeguard the privacy of the occupiers of the adjacent dwelling.

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: 12 July 2018	