DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01234/FP	Three storey development comprising of 6 x 2-bed flats and 3 x 1-bed flats with associated parking and bin store following demolition of existing dwelling and garage (Amended plans received 23 July 2018)	2 Garden Lane Royston Hertfordshire SG8 9EH

Submitted Plan Nos

TD-1164-L01A TD-1164-P01A TD-1164-P02A TD-1164-P03A TD-1164-P04B TD-1164-P05B TD-1164-P06A TD-1164-P07A TD-1164-P08A TD-1164-P09A

1.0 Policies

SECT1 Building a Strong, Competitive Economy

SECT4	Promoting Sustainable Transport
SECT6	Delivering Wide Choice High Quality Home
SECT7	Requiring Good Design
LP8	Development in Towns
LP26	Housing Proposals
LP55	Car Parking Standards
LP57	Residential Guidelines and Standards
XSP1	Sustainable Development in NH
XT1	Assessment of Transport Matters
XT2	Parking
XD1	Sustainable Design
XD3	Protecting Living Conditions
XNE7	Reducing Flood Risk
XNE9	Water Quality and Environment

XHE1	Designated Heritage Assets
XSP2	Settlement Hierarchy
XSP8	Housing

2.0 **Site History**

2.1 **17/01417/1PRE** Residential development following demolition of existing dwelling and garage

2.2 **17/02482/1** Three storey residential development comprising of 8 x 2 bed flats with associated parking and bin store following demolition of existing dwelling and garage. **GRANTED AT COMMITTEE**

2.3 **Discharge of Conditions applications:**

The following Discharge applications have been received and approved in relation to the previously approved application 17/02482/1

18/00758/DOC Discharge of Condition 3 (Highways Maintainable Land) as attached to Planning Application 17/02482/1 granted on 24/02/2018. **AGREED 29.03.2018**

18/00807/DOC Discharge of Condition 4 (Visibility Splay) as attached to Planning Application 17/02482/1 granted on 24/02/2018. **AGREED 29.03.2018**

18/00808/DOC Discharge of Condition 5 (Construction Traffic Management) as attached to Planning Application 17/02482/1 granted on 24/02/2018. **AGREED 29.03.2018**

18/00809/DOC Discharge of Condition 6 (Noise Assessment) as attached to Planning Application 17/02482/1 granted on 24/02/2018. **AGREED 09.05.2018**

18/00810/DOC Discharge of Condition 7 (Waste Management) as attached to Planning Application 17/02482/1 granted on 24/02/2018**. AGREED 18.04.2018**

18/00811/DOC Discharge of Condition 8 (Pedestrian Access) as attached to Planning Application 17/02482/1 granted on 24/02/2018. **AGREED 29.03.2018**

3.0 **Representations**

3.1 **Royston Town Council** – objection

Members of Royston Town Council raised an OBJECTION to this application. The application does not allow for adequate parking for the development as stated in the Residential Parking Standards 2011, which will impact upon access issues in the area. It is also and overdevelopment of the site.

3.2 **Hertfordshire Highways**

HCC as Highway Authority considers that the proposal would not have an unreasonable impact on the safety and operation of the surrounding highway. The applicant will need to enter into a Section 278 Agreement with HCC to cover the technical approval of the design, construction and implementation of the highway works within the existing public highway on Garden Lane. Therefore HCC has no objections on highway grounds to the application, subject to the inclusion of the planning conditions and informative.

3.3 **Environmental Health**

Having reviewed the documents submitted with this application and having considered the Environmental Protection and Housing Team (EP Team) records relating to this site I have no objections and no recommendations for conditions in respect of land contamination and local air quality.

3.4 **Neighbour Representations**

42 Garden Lane –Objection: highway safety, insufficient parking

48 Garden Lane – Objection: highway safety – access

3.5 The Ward Councillor was contacted following Town Council objection for call in to planning committee. No response was received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 A single storey bungalow and detached garage were situated on the application site. The site is located within the urban area of Royston, edge of the town centre and within the Royston Conservation area. The site is currently accessed from Garden Lane and the northern boundary adjoins Barkway Street (A10). There is an existing boundary wall that currently runs along the northern and western boundary which also abuts a public footpath.

4.2 **Proposal**

4.2.1 The proposal comprises of the demolition of the existing dwelling and garage and erection of a 2.5 storey building for 6 x two-bed flats and 3 x one-bed flats with associated works and parking.

4.2.2 The proposed block of flats has a similar footprint to the existing bungalow and has a maximum ridge height of 8.8 metres with an eaves height of 5.4 metres. The depth of the block is 6.3 metres and is located 3 metres back on the northern boundary fronting Barkway Street. The block has a width of 19 metres and fills the front part of the site with a 2 metre gap between the block and No. 27. The main entrance to the flats is at the rear. Access is proposed off of Garden Lane. 9 car parking spaces have been provided with 1 visitor spaces and cycle shelter. The remainder of the site is landscapes amenity area.

4.3 **Key Issues**

4.3.1 The key issues in the determination of this application are the impact of the additional unit would have on the streetscene, the neighbouring properties and the highways. Planning permission was granted in January 2018 for a similar scheme for 8 flats.

Principle

4.3.2 There would be no objection in principle to residential development in this location, given the fact that flats on this site has already been determined under the previously granted applications for 8 x 2 bed flats on this site.

Design

4.3.3 The design would fit comfortably within the conservation area and alongside neighbouring properties. A number of buildings within the surrounding area are constructed in a Cambridge gault stock. They are simple in form, with fenestration details are mainly sash in style with red header and coin details. The design reinforces a sense of place and demonstrates typical material use of the area.

Impact on neighbouring properties and future living conditions

4.3.4 I consider that no additional harm would be caused to the living conditions of nearby residents with the additional flat and the change to the housing mix from 8 x 2 bed flats to 6 x 2 bed and 3 x 1 bed flats. I do not consider that the proposed dwellings would result in any unacceptable level of over dominance of the neighbouring properties, given the distances between the proposed flats and the neighbouring property.

4.3.5 Insofar as the neighbouring property at No. 27 is concerned any overlooking from additional windows located on the side elevation at second floor would be overlooking the blank elevation or face the rear of the site overlooking the car park, this would not result in a material loss of privacy in my view.

4.3.6 Amended plans were sought with the inclusion of porthole style windows in the rear elevation to give two flats on the second floor more light as these flats are mostly lit by rooflights situated in the crown roof and roof slopes.

Highways and parking

4.3.6 Being close to the town, the application site can be considered to occupy a sustainable location - a short walk from schools, the health centre, open spaces and the facilities and shops in the town centre. The Highway Authority has not raised any substantive objections and while I acknowledge the concerns raised by some residents, I am off the view that more housing in such a sustainable location will reduce reliance on the car for day to day needs.

4.3.7 The property would have 9 parking spaces and one visitor space, although this does not comply with the parking standards, Highways considered in the previous application that it is "*unlikely that any effects from parking would be significant enough to recommend refusal from a highway perspective particularly due to the sustainable location of the site close to Royston town centre*." The scheme also specifies generous cycling provision and this is to be welcomed. I do not consider the reduced parking provision would be have a detrimental impact on the scheme or local area in that the nature of the dwellings is close to the town centre with ample public car parking is located nearby.

4.4 **Conclusion**

4.4.1 Subject to conditions, I consider the proposal is acceptable in terms of its design and form. It would not have a materially adverse impact on the living conditions of neighbours or the character of the area.

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. Prior to the commencement of the use hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan number L1701/02. The splays shall thereafter be maintained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway.

   Reason: In the interests of highway safety.

4. Prior to the commencement of the use hereby permitted the vehicular access (indicated for improvement on drawing number L1701/02) shall be upgraded and provided in accordance with the Hertfordshire County Council residential access construction specification.

   Reason: In the interest of highway safety and traffic movement.

5. The development hereby approved shall only be carried out in accordance with the details submitted in the report 'Acoustic Assessment' (ref: 180203-R001) as discharged under reference 18/00809/DOC unless otherwise agreed in writing by the Local Planning Authority.

   Reason: to protect the residential amenities of future residents.

6. The development hereby approved shall only be carried out in accordance with the details submitted in the plan TD-1164-P09 as discharged under reference 18/00810/DOC unless otherwise agreed in writing by the Local Planning Authority.

   Reason: To ensure combatability with previously approved details for the clarity of domestic waste from the development will be managed on collection days.

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.

Informative/s:

HIGHWAY INFORMATIVE:

HCC recommends inclusion of the following highway informative / advisory note (AN) to ensure that any works within the public highway are carried out in accordance with the provisions of the Highway Act 1980:

AN) Construction standards for works within the highway: The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the
public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx or by telephoning 0300 1234047.

AN) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website
https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx or by telephoning 0300 1234047.

AN) Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website
https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx or by telephoning 0300 1234047.

Signed  Tom Allington Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 23 July 2018	