DELEGATED FILE NOTE

CASE OFFICER: …Jo Cousins……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00348/FPH	Two storey and single storey rear extensions (as amended by plans received 4 April & 23 April 2018)	25 Heron Way Royston Hertfordshire SG8 7XH

Submitted Plan Nos
SG87XH25/006 SG87XH25/006 SG87XH25/006 SG87XH25/006 SG87XH25/004 SG87XH25/004 SG87XH25/002 SG87XH25/007 SG87XH25/001 SG87XH25/007 Rev 2.0 SG87XH25/007 Rev2.0 SG87XH25/007 SG87XH25/005 Rev 2.0 SG87XH25/005 Rev 2.0 SG87XH25/003 Rev 2.0

1.0 Policies

LP28	House Extensions
LP57	Residential Guidelines and Standards
SECT7	Requiring Good Design
XD1	Sustainable Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 Site History

2.1 None.

3.0 Representations

3.1 The occupier of 27 Heron Way has raised the following points of objection:-

Having viewed the application online, my main concerns and objections would be how imposing the two storey extension would be, going out an extra 3 metres when the original building already staggers out 1 metre from the corner of my garage at

the rear. I also feel having looked at the application that the proposed extension would be totally out of proportion and character to all the other similar properties in Heron Way. I hope my views and concerns will be taken into account before the Council reaches it's final decision.

3.2

Royston Town Council - No objections

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 25 Heron Way is a detached residential property located on the southern side of the road where the road turns the corner into the end of the cul-de-sac resulting in No. 29 being immediately behind. The property benefits from a garage to the side that is attached to 27 Heron Way.

4.2 Proposal

4.2.1 The application has been amended and seeks permission for a two and single storey rear extension. The addition would be 3m deep at ground floor and set off each boundary by 0.48m. This element would have a lean-to and pitched roofs to compliment the existing building. The two storey element would be 2.5m deep by 5.6m wide with a hipped and would provide an extension to the master bedroom and a bathroom.
Facing materials are proposed to match those used in the construction of the host dwelling.

4.3 Key Issues

4.3.1 The key issues for consideration are as follows:
--The impact that the proposed development would have on the living conditions of neighbouring properties.
--The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
--The impact that the proposed development would have on car parking in the area.

4.3.2 Impact on neighbouring properties
Given the layout of the application site, the key issue for consideration is the impact that the proposed development would have on the living conditions of the adjoining properties, No.23, 27 and 29 Heron Way.

The scheme has been amended and has reduced the depth of the two storey element, removed a Juliet balcony and larger windows to the rear elevation and the roof has now been hipped.
The orientation of the property is such that I do not consider that the reduced rearward projection at two storey level would have any greater or material impact upon the neighbours amenity. The first floor element would be only 2.5m deep and set off the boundary with a hipped roof to assist in reducing any perceived impact here. This is sufficient to ensure that the two storey element would not result in any harm in terms of a loss of light to windows or over-dominance.
The amended rear facing windows at first floor level are acceptable and no material loss of privacy would arise as a result of the development in my view. Given the relationship between the properties involved, I do not therefore consider that the proposed extensions would result in any harm to the living conditions of any

adjacent property.

4.3.3 Policy 28 - Design and visual impact

Policy 28 suggests that house extensions are generally acceptable providing they are *"...sympathetic to the existing house in height, form, proportions, window details and materials..."* and *"...pitched roofs are used where appropriate..."*

The proposed extension as amended has been designed to reduce the visual bulk and appearance of the proposals, to have an acceptable appearance in the street scene and reflect the visual character of the area. The roof form of the two storey element would be subservient to the parent building and would not affect the general street scene. The design is such that the development would be subservient to the host building and would not be incongruous in the street scene. Overall it is my view that the proposed development would be compliant with the relevant local and national planning policy regarding house extensions and design.

4.3.5 Car parking

The proposed development would not trigger the requirement for additional car parking to be provided within the application site.

4.3.6 Neighbour representation

I have covered the majority of the points raised above. The two storey element has been reduced in depth and the roof amended to reduce the bulk. The addition is set off the boundary and the neighbour has a garage at the closest point so habitable room windows are set away from the boundary. I am satisfied that the scheme as amended is acceptable and would meet the current policy criteria and be NPPF compliant.

4.4 **Conclusion**

4.4.1 In the absence of material or sustainable grounds for objection I have framed a favourable recommendation accordingly.

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:

3. Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 26 April 2018	