DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00397/FPH	Two storey front/side extension; single storey rear extension; entrance porch.	19 Earls Hill Gardens Royston Hertfordshire SG8 9DA

Submitted Plan Nos

2801.04 2801.01 2801.03 2801.05B

1.0 Policies

LP28	House Extensions

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

2.0 Site History

2.1 None.

3.0 Representations

3.1 Royston Town Council - no objection.

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 19 Earls Hill Gardens is a semi-detached property located on the southern side of the road, the last property in the cul-de-sac. To the east lies Princes Mews separated by a boundary wall so consequently the application site is visible in approaches along that road.

4.2 Proposal

4.2.1 Two storey front/side extension with front gable roof, single storey rear addition and porch canopy to front elevation. The two storey addition would be 3.6m wide by 8m deep with a roof ridge height running through from the parent building. The front projection would be 600mm forward of the existing building. The rear addition would be 5.5m deep across the width of the property and the proposed side element. The site would maintain two off-street parking spaces and is in a very sustainable location in relation to the Town Centre and local amenities.

See submitted plans.

4.3 Key Issues

4.3.1 The key issues in the consideration of this application relate to the current development plan policies, impact upon the amenities of the neighbouring properties and impact upon the street scene.

4.3.2 Design

The plans detail a well considered proposal that fits with the local context. Being at the end of the cul-de-sac the small front projection would not appear alien or intrusive. Overall the design is compatible with the dwelling and street scene and in my view complies with local plan policy and the NPPF.

4.3.3 Residential Amenity

The proposed extensions do not introduce any new windows at first floor in elevations that do not already contain windows. To the side elevation the new window would be high level and obscure glazed and would serve to break up the brickwork. The proposals would cause no material loss of privacy to adjacent dwellings. The location and nature of the additions is such that they would cause no material loss of daylight or sunlight to the neighbouring properties. With regard to the small front projection front and porch canopy I consider that the design and scale is acceptable And would not cause any loss of amenity to adjoining property. The proposals overall would have no significant effect upon the residential amenities of any adjoining property. The proposals in this respect comply with current policy advice.

4.3.4 Visual Amenity

The extensions would not conflict with the existing dwelling, using matching bricks and smooth render and simple roof forms compatible to the parent building. The rear single storey addition would not impact upon the street scene due to the size and location. The front/side extension whilst being two storey, would not be visually dominant given the form and roof design and use of materials which would not conflict with the street scene or parent building. Overall the additions are of an acceptable design that compliments the existing property and would not be out of character in the street scene in my view. The proposals comply with Policy 28, Policy 57 and Section 7 of the NPPF.

4.4 **Conclusion**

4.4.1 In the absence of any material or sustainable grounds for objection I have therefore framed a 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:

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: 27 March 2018	