**DELEGATED FILE NOTE**

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

| APPLICATION REFERENCE | BRIEF DESCRIPTION OF DEVELOPMENT | APPLICATION SITE |
|---|---|---|
| 18/00623/FPH | Part two storey, part single storey rear extension. | 155 Green Drift<br>Royston<br>Hertfordshire<br>SG8 5BL |

**Submitted Plan Nos**

SF17092.1

**1.0 Policies**

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|---|---|
| LP28 | House Extensions |

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| 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 relevant.

## 3.0 Representations

3.1 Royston Town Council - no objections.

## 4.0 Planning Considerations

### 4.1 Site & Surroundings

4.1.1 The application site is located on the northern side of the road and at the far western end of the cul-de-sac. The property is semi-detached and has a rear garden adjoining the main line railway.

### 4.2 Proposal

4.2.1 The application seeks permission for the following:-

Two storey rear extension - this element would be 3.5m deep and 4.4m wide to provide a bedroom with en-suite at first floor level. The addition would have a gable end roof with a ridge 800mm lower than the main roof. The extension would be finished using materials to match the parent building.

Single storey rear extension - This would be 3.5m deep and extend across the remaining rear section of the building, where together with the space created by the two storey section it would provide a kitchen/breakfast room. This element would have a simple lean-to roof containing one roof light.

The property benefits from off-street parking and no alterations would take place to the existing arrangements. The scheme does not increase the number of bedrooms as the property benefits from four existing. The parking provision is therefore adequate in accordance with current policies and the site is in a sustainable location within walking distance to the Town Centre and public

transport links.

See plans for full details.

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 Residential Amenity
The proposals would not adversely impact on the amenities of adjoining residents in my view. The rear extensions abut the boundary with No.153 with the single storey element and would be set off the boundary with No.157 Green Drift by one metre (two metre gap wall to wall). It is noted that No.157 and its pair are set back slightly further from the highway than the application property with the rear wall approx. 2.2m behind that of No.155. In my view the proposals would not have any adverse impact upon the amenities that the occupants of the adjacent dwellings currently enjoy due to the configuration and relationship here. The additions would not have any adverse impact in terms of privacy or loss of daylight/sunlight due to the orientation of the site, scale of development and distance between properties here.

4.3.3 Visual Amenity
The proposed extensions are of a such a scale and set to the rear of the property that I do not consider the development would not be out of keeping with the street scene and general character of the area. In design terms I am satisfied that the extension would not be visually detrimental to the character and appearance of the area.
The proposals in my view comply with Policy 28 - House Extensions with the development of a reasonable standard of design to the existing dwelling and built using materials compatible with the existing property.

4.4 **Conclusion**

4.4.1 In the absence of any material or sustainable planning objections I have framed a favourable recommendation accordingly. I have considered the need for any additional conditions here and do not consider it necessary to see details/samples of material given the scale of development here and relatively modern existing property. When sourcing appropriate materials they should be easy to match.

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.

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| Signed<br><br>Simon Ellis<br><br>Determining Officer | Development Management<br>North Hertfordshire District Council<br>Council Offices<br>Gernon Road<br>Letchworth<br>Herts<br>SG6 3JF |
| **Date:** 18 April 2018 | |