DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00404/FPH	Front porch	14 Royston Road Barkway Royston Hertfordshire SG8 8BT

Submitted Plan Nos

1A

1.0 Policies

LP28	House Extensions

LP57	Residential Guidelines and Standards
LP7	Selected Villages Beyond the Green Belt
SECT7	Requiring Good Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 History

2.1 None.

3.0 Representations

3.1 Parish Council - no comments received.

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 The application property comprises an end of terrace dwelling located on the northern side of the road where it is set back from Royston Road by approx. 20m and screened by roadside vegetation..

4.2 Proposal

4.2.1 The application seeks planning permission for a front entrance porch 2.4m wide and 1.6m deep (measured form the front main wall). The addition would have a hipped roof 3.1m high and would be constructed in materials to match the parent building. The extension would replace a small open entrance canopy feature and would be located no closer to the common boundary.
See submitted plans.

4.3 Key Issues

4.3.1 The key issues to the determination of this application relates to whether the proposals are acceptable having regard to this location, in accordance with national

and local policy advice, the impact upon the visual amenities of this locality and the impact upon neighbouring amenity.

4.3.2 Visual Amenity

The application site is within the selected village boundary in the existing and emerging local plan. Policy 28 is relevant to house extensions and seeks amongst other things, to prevent extensions that would be harmful to the street scene or result in development that would be poorly related to an existing dwelling and its surroundings. It is considered that the proposed extension would not cause any harm to the area due to the location, scale and modest single storey form here. The design and scale of the addition relates well to the existing structure and to the character and appearance the property. The proposal would not be dominate from public views or have a significantly greater visual impact than the existing building and would not result in any greater visual impact upon the visual amenities of the area in my view. The proposals would, in my opinion, meet the criteria set out in Policy 28 of the Local Plan.

4.3.3 Residential Amenity

With regard to this issue I do not consider that there would be any negative impact on the amenity of any neighbouring properties. The proposal is single storey and would have a minimal impact upon the neighbouring dwelling here with no material loss to either privacy or daylight/sunlight. I am therefore of the view that the objectives of the current development plan policies would not be prejudiced by the proposal.

4.4 **Conclusion**

4.4.1 In the absence of any material or sustainable planning objections 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:

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  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 11 April 2018	