DELEGATED FILE NOTE

CASE OFFICER: ...Sam Dicocco.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00421/FPH	Single storey rear extension	8 Newmarket Road Royston Hertfordshire SG8 7DY

Submitted Plan Nos

701-4 17937-01 17937-02 17937-03 17937-04 17937-05 701-1 Rev P2 701-2 Rev P2 701-5 Rev P2

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 05/00965/1 - Erection of three storey building comprising 5x2 bedroom flats, provision of 8 car parking spaces, refuse store and ancillary works – Refused 05/10/2005 – Appeal withdrawn 14/02/2006

2.2 05/01663/1 - Detached 5 bedroom dwelling with attached tandem garage and 2 car parking spaces and ancillary works, in accordance with amended plan received on 4th January 2006 – Conditional Permission 06/01/2006

2.3 07/01144/1 - Detached 5 bedroom dwelling with 3 associated parking spaces; landscaping and ancillary works (as amended by drawing no. 4946/08C received 18th July 2007) – Conditional Permission 26/07/2007

2.4 08/01392/1HH - Two storey rear extension; Two storey front extension; Single storey side extension to provide an additional room following demolition of existing garage (as amended by plans received 24/09/2008) – Conditional Permission 12/11/2008

3.0 **Representations**

3.1 Royston Town Council – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site contains a two storey detached dwelling hosting pitched, gable ended roofs throughout. The site has previously been split for the erection of a new dwelling as per the planning history. The building has been previously extended to the rear at two storey level along the east flank of the building. The addition measures approximately 5m deep, and is approximately 4m wide.

4.1.2 The sites lies within Royston, and is in a residential area close to the town centre. The nearby residential buildings are a mix of flats and detached dwellings. The detached

dwellings are set back within their plot and largely screened from street views by mature vegetative front boundaries.

4.2 **Proposal**

4.2.1 The application seeks planning permission for the erection of a single storey rear extension. The addition would fill the approximate 7.3m wide and 5m deep space left between the previous two storey rear extension and the rear wall of the main part of the dwelling. The addition would host a flat roof with a large roof lantern. The external walls proposed would be white rendered to match the existing building.

4.3 **Key Issues**

4.3.1 The addition would remain subservient and sympathetic to the existing building in regards to its height, proportions, form and materials. By virtue of its siting to the rear of the two storey building, whilst the windows would not by reflective of the host dwelling, they would not harm the buildings character.

4.3.2 The site is well screened from public vantage, and the addition would be to the rear of the existing two storey buildings. As a result, no harm would result form the proposal to the character of the sites surroundings.

4.3.3 By reason of the screening of the extension by the two storey addition along the east flank of the dwelling, no harm would result from the extension to the living conditions of the occupiers of No.10 Newmarket Road (to the east).

4.3.4 By reason of the relative siting of No.6 Newmarket Road to the footprint of the host dwelling, alongside its orientation facing away from the host plot from the rear, the single storey rear extension would not harm the living conditions of the occupiers of this adjoining premise.

4.4 **Conclusion**

4.4.1 The proposed extension would be of good quality design that the would remain subservient to the host dwelling, maintain the character of the surrounding area and respect the living conditions of the occupiers of adjoining premises. As a result, it is considered that the proposal accords with the policy provisions of the Saved Plan, the National Planning Policy Framework and the 2011-2031 Local Plan Proposed Submission.

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	