

DELEGATED FILE NOTE

CASE OFFICER: ...Peter Bull.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02457/NMA	Minor alterations to ground floor extension comprising relocation of ground floor back door position (as non-material amendment to planning application reference 22/00580/FPH granted on 18.05.2022)	23 Masefield Way Royston Hertfordshire SG8 5UU

Submitted Plan Nos

MW/TB/20/1 MW/TB/20/2A

1.0 Policies

2.0 **Site History**

- 2.1 22/00580/FPH - Two storey rear extension. Part ground floor and part first floor rear extensions – conditional permission.
- 2.2 24/00527/NMA - Minor alterations to ground floor window and door fenestration to new rear extensions and minor adjustment to supporting pillar at ground floor (as non-material amendment to planning application reference 22/00580/FPH granted on 18.05.2022) - Agreed

3.0 **Representations**

- 3.1 None as NMA

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Detached two storey property located in 1990s built residential estate west of the A10 and A505 roundabout.

4.2 **Proposal**

Planning permission was granted for a two storey rear extension in 2022. The extension projects 3.5 metres from the rear of the property. The application site sits approximately 1.3 metres forward of the immediately adjoining neighbouring dwellings. This means that the extension will project approximately 2.2 metres past the rear walls of the neighbours dwellings. The extension will provide enlarged kitchen, diner and lounge spaces to the ground floor and two enlarged bedrooms and a new bathroom to the first floor. The revision relates to the relocation of a ground floor pedestrian access door to the extended kitchen along the same elevation as where the door was originally proposed. An earlier NMA this year dealt with other ground floor fenestration changes.

4.3 **Key Issues**

4.3.1 **Design and Appearance**

The proposed changes are sympathetic to the existing dwelling in terms of scale, design, appearance and proportions. The private amenity space would be unaffected by the changes. Overall, it would be consistent with the criteria set out in Policy D1 of the LP.

4.3.2 **Impact on neighbouring properties**

The changes relate to ground floor elements which will be unseen by neighbouring properties. The proposal is not considered to raise any new impacts on neighbouring properties and would be compliant with Policies D1 and D3 of the LP.

4.3.3 **Impact on street scene**

The revised door location would not be visible from the front public road/footpath and would not therefore have any adverse impact on the street scene.

4.3.4 **Climate change**

The proposed development, by virtue of its limited scale and appropriate design within the site, is sufficiently sustainable and would therefore be in compliance with Policy D1 of the Local Plan.

4.4 **Conclusion**

The proposal is acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

Signed  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 29 November 2024	