DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00478/FPH	Single storey front extension.	54 Beldam Avenue Royston Hertfordshire SG8 9UW

Submitted Plan Nos

Location Plan; SMI/18/01; SMI/18/02

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 -** raise no objections.

3.2 **Local residents** - no comments received.

4.0 Planning Considerations

4.1 **Site & Surroundings**

4.1.1 The property is a semi-detached dwelling located on the south side of the road opposite the junction with Thurnall Avenue. The property benefit from an integral garages and a space to the front for two cars.

4.2 **Proposal**

4.2.1 The proposal is for a single storey front extension 1.2 deep by 3.2m wide including a lean-to roof extending across the existing garage projection. The addition would form an entrance way and cloak room. The existing garage would be converted to form a kitchen and dining room. The new lean-to roof would contain two roof lights.

Materials stated to match existing.

4.3 **Key Issues**

4.3.1 The key issues in the determination of this application are the impact of the proposed extension on the host dwelling and neighbouring properties.

Residential amenity
The proposed front addition is of a modest scale and would not have any detrimental impact on either neighbouring property. The conversion of the garage

would not impact on the amenities the adjacent properties currently enjoy. Noise transference would not be a issue as the flank wall is detached from the neighbour at No. 56.

Visual amenity
The front extension would be visible in public views in the area. With regard to the addition and garage conversion there are similar developments in the vicinity and elsewhere on this Estate. Given the very modest projection of the front addition and that parking remains at the property I do not feel that there are grounds to object. The design incorporates a pitched roof and would not look out of character here.

Parking
The loss of the garage is unfortunate but parking space for at least one car or two small cars would be maintained here. Given the proximity of the site to the town centre and public transport links I am satisfied that the parking provision would be maintained and is acceptable.

4.4 **Conclusion**

4.4.1 Having regard to all of the above matters I do not consider there to be any grounds to withhold planning permission as the addition is acceptable in design, size and materials and would have no sustainable adverse effect on the amenity of the neighbouring properties, or the visual amenity of the street scene. In the absence of material planning reasons to the contrary my view is that planning permission should be granted and 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: 6 April 2018	