DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00999/FPH	Single storey side and rear extension following demolition of existing garage.	7 Coltsfoot Drive Royston Hertfordshire SG8 9EU

Submitted Plan Nos

8227-P01; 8227-P02; 8227-P03; 8227-P04

1.0 Policies

SECT7	Requiring Good Design
LP28	House Extensions

LP57	Residential Guidelines and Standards
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 **Site History**

2.1 16/00413/1HH Demolition of existing garage and rear store and replacement single storey side and rear extension. (Amended description only). GRANTED

3.0 **Representations**

3.1 Royston Town Council – No objection

3.2 No neighbour representations received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Two storey semi-detached house positioned on the south side of the road. There is a significant change in levels, with the land rising steeply to the south. Therefore, the house has a steep upwards sloping driveway to the house, and rear of the house there is a small patio area and the rear garden (lawn area) slopes uphill to the rear boundary. The existing single garage rear of the house is cut into the rear garden area on the same level as the house with the rear garden sloping uphill past the side of the garage. The detached neighbour no.5, is on a lower garden level than no.7.

4.2 **Proposal**

4.2.1 Demolition of existing garage and construction of a single storey side and rear extension that projects rearward into the garden with the side extension coming forward by 2.2 metres. The side extension is 3.4m wide, 10m deep and a maximum height of 3.5m and an eaves height of 2.6 metres. The rear extension projects 3 metres from the rear elevation with a lean-to roof with a maximum height of 3.5 metres and an eaves height of 2.5 metres.

4.2.2 Materials are proposed top match the existing.

4.3 **Key Issues**

4.3.1 The key issues can be summarised as follows:

- Design relative to existing dwelling
- Impact on character of the area and street scene
- Impact on living conditions of neighbours

Design and street scene

4.3.2 In terms of design, the additions would project further from the rear elevation than the guidance distance of 3m in Policy 28. However, given the relationship with the adjacent properties and the existing location of the detached garage and with the additional footprint being of single storey height, it is considered that the proposed additions are appropriate for the host property.

4.3.3 The side addition would be visible from public view, but would not be incongruous addition that would be out of character with the property or area in my opinion.

4.3.4 I therefore can find no reasons to raise objections to the proposals on design grounds.

Impact on living conditions of neighbours

4.3.5 Due to the location of the rear and side extension it will not have any adverse harm on the amenities of the attached neighbour no.9. There is an existing rear extension at No. 9, and whilst no.9 may see sections of the extension through the shrubs, it will not cause any actual adverse harm.

4.3.6 The detached neighbour is positioned to the slight south-west of no.7 and also has a detached garage next to no.7 on its side which will partly screen the proposed extension. Therefore, I do not consider that this structure will have any harm on the amenities of no.5 from bulk or mass.

4.3.7 The taller front section of the side extension will be set against the side flank of the main house, and have little visual impact or harm either on the neighbour or in views of the house from the street scene.

4.3.8 There have been no representations from local residents. I do not consider that these additions would result in a greater impact upon neighbouring amenity to justify withholding the grant of permission.

4.4 **Conclusion**

4.4.1 No objection. Grant conditional permission.

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: 8 June 2018	