DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00110/FPH	Single storey side and rear extensions, replacement front porch and creation of new driveway following demolition of existing garage, conservatory and kitchen addition.	20 Garden Walk Royston Hertfordshire SG8 7HT

Submitted Plan Nos

L01A; L02B

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 06/00218/1HH Detached single garage following demolition of existing

3.0 **Representations**

3.1 Royston Town Council – No objection

3.2 Neighbours – No neighbour representations received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 20 Garden Walk is a detached single storey dwellinghouse located adjacent No's 18 and 22. There is a footpath to the side of the property in between the application property and No. 22. The site is not within the Conservation Area.

4.2 **Proposal**

4.2.1 Planning permission is sought for a single storey side and rear extensions, replacement front porch and creation of new driveway following demolition of existing garage, conservatory and kitchen addition.

4.2.2 The porch measures 1.2 metres deep and 2.3 metres wide with a maximum height of 3.5 metres.

4.2.3 The western side extension projects 3.1 metres from the existing side elevation and wraps round the front with a maximum projection of 6 metres. This extension facilitates a integral garage and utility room.

4.2.4 The eastern side extension replaces the existing detached garage and projects no further than the existing built form with a width of 8 metres. This extension projects a further 5 metres beyond the rear elevation. This extension facilitates a bedroom an en-suite.

4.2.5 The rear extension projects 4.7 metres from the western side of the rear elevation and facilitates a new kitchen diner. Bi-folding doors are proposed on the rear and eastern elevation.

4.2.6 Materials include a render finish with timber effect cladding over the garage on the front elevation and timber effect cladding more prominent on the rear elevation with plain concrete roof tiles.

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 Policy 28 suggests that house extensions are generally acceptable providing they are "...sympathetic to the existing house in height, form, proportions, window details and materials..." and "...pitched roofs are used where appropriate..."

4.3.3 The extensions and intergral garage includes a number of gabled end roof design, the roof feature would be in keeping and not harmful to the visual amenities of the locality.

4.3.4 It is therefore my view that the proposed extensions are acceptable and would be well related to the size and design of the host dwelling and that the proposed extensions and integral garage would comply with the relevant local planning policy regarding house extensions and is acceptable on that basis.

Impact on living conditions of neighbours

4.3.5 The proposed extensions although substantial in footprint are single storey. The single storey west extension is located 4 metres from the boundary between No.18 which has a garage on the shared boundary. The proposed windows on the side elevations are to facilitate en-suite bathrooms and two windows to the garage and the additional window and the bi-folding doors located in the rear extensions would look into the rear garden of the host property and therefore, it is my view that these would not result in any overlooking or loss of privacy for any of the neighbouring properties.

4.3.6 It is in my view, that the proposed extensions present no issues with any overlooking of adjacent properties, dominance, loss of privacy, loss of light, or over development in my opinion. There would be no adverse impact incurred for the residential amenity of the neighbouring property in my opinion. I do not consider that the proposed extension would be harmful to the living conditions of any of the neighbouring properties.

4.4 Conclusion

4.4.1 Subject to standard conditions, I consider the proposal is acceptable in terms of its design and form. It would not have a materially adverse impact on the living conditions of neighbours or the character of the area.

5.0 Recommendation

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

1. The development hereby permitted shall be completed before the expiration of 3 years from the date of this decision notice.

   Reason: As required by the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3, Class Q.2.-(3)

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: 16 March 2018	