DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00302/FPH	Two storey side extension and front entrance porch.	20 Newman Avenue Royston Hertfordshire SG8 7LE

Submitted Plan Nos

NR01PL

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 No previous planning history

3.0 **Representations**

3.1 Royston Town Council – No objection

3.2 Neighbour – No neighbour representations received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Two storey, semi-detached house with an unusual position in the street scene, where the house is accessed via a footpath serving four houses which lead to the recreation ground that flanks the side boundary of No.20. No18 adjoins the host property with No.'s 22 and 24 opposite the pair of semi's. The dwellinghouse does not have any off-street parking.

4.2 **Proposal**

4.2.1 Demolition of existing single storey side utility room and construction of two storey side extension. The extension is flush with the existing front and rear elevation, and is 2.5m wide with lower ridge height then the existing host property. The proposed extension facilitates a kitchen and additional bedroom and study.

4.2.2 Materials include those to match the existing facing brickwork and 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 adjacent neighbour
- Parking provision

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 proposal has limited visibility in the street scene due to its location and would therefore have a limited impact upon this area. It is my view that the scale, form and nature of the development are not considered to be detrimental or so adverse as to raise a sustainable objection which could be defended at any subsequent appeal.

4.3.4 There is an existing single storey side extension, this would be demolished to make way for the proposed extension. The proposed two storey extension would be in line with the front elevation and have the same depth as the host property.

4.3.5 The new addition is proposed to have a gable end roof formation which falls below the existing height of the dwelling. The proposed addition appears to be subservient to the host dwelling.

4.3.6 I consider the form, roof design and fenestration would reflect the character of the original house. Materials proposed are to match the existing. I therefore consider that the proposed extension would be acceptable in design in relation to the host dwelling.

Impact on living conditions of neighbours

4.3.7 In terms of the proposals impact on the living conditions of neighbours, it is my view that the proposed additions would not have a detrimental impact on the amenities for the adjoining neighbours or have a negative impact on the daylight and sunlight of the neighbouring properties due to its location on the boundary with the recreation ground.

4.3.8 The two storey extension will have little impact of the neighbouring properties, with no issues with any overlooking of adjacent property, dominance, loss of privacy, loss of light, or over development in my opinion.

Parking

4.3.9 The Council have an SPD which offers advice on the level of car parking necessary for different types of development proposals. In the case of residential development it is necessary to provide a minimum of 2 car parking spaces for a property with 2 or more bedrooms. The applicant has stated that the existing dwelling cannot provide any off-street parking currently due to it being located along a footpath and no vehicle access is present, although the proposed extension increases the number of bedrooms I do not feel that the lack off street parking space would have an increased detrimental impact on the surrounding area.

4.4 **Conclusion**

4.4.1 No objection is raised to this side extension, which is considered to comply with both existing and emerging local plan policies. The application is therefore recommended for conditional permission.

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	