DELEGATED FILE NOTE

CASE OFFICER: ...Richard Tiffin.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00255/FPH	Two storey side extension and single storey rear extension (as a variation of permission 17/02331/1HH)	32 Victoria Crescent Royston Hertfordshire SG8 7AX

Submitted Plan Nos

P03 P04

1.0 Policies

LP28	House Extensions

SECT7 Requiring Good Design

XD2 Hse Extns,Replacement Dwells,Outbuilding

2.0 **Site History**

2.1 Permission granted for a very similar extension in 2017 under ref 17/02331/1HH.

3.0 **Representations**

3.1 **Royston Town Council** – no objection

3.2 **Neighbours** – The occupier of No 34 has commented as follows:

We write in connection with the proposed two storey extension at 32 Victoria Crescent. We note that a previous approval 17/02331/1HH was granted last year for a similar extension that was to be constructed with a 0.8m gap to the common boundary with the neighbouring property number 34. We further note that the current application now proposes that the gap to the common boundary with number 34 is reduced to approx. 0.4m.
We would like to draw your attention to our recently submitted request for pre-application advice for the redevelopment of number 34, these proposals include for a new two storey building that sits 1.0m from the common boundary.
Whilst we have no objection in principle to the new application at number 32 we would ask that the merits of the proposed extension are considered in relation to the pre-application enquiry for number 34.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application property is an early 20th Century semi off of Victoria Road next to a bungalow (No 34).

4.2 **Proposal**

4.2.1 The application proposes a two storey side and rear extension with a crown roof much the same as that approved save a slightly less complicated roof bringing the side / rear extension slightly close to the boundary with No 34. The single storey rear element would be tucked in behind an existing parapet wall.

4.3 **Key Issues**

4.3.1 The key issues in this case centre on the impact of the scheme on the street scene and the reasonable living conditions of the neighbour at No 34. In my view there is no material variance between this scheme approved under the above reference.

4.4 **Conclusion**

4.4.1 That permission be granted subject to standard conditions together with a materials condition as previously imposed. The views of No 34 can not be accepted a material in my view as no application has been approved at this property.

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.

3. Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

   Reason:To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area.

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: 2 March 2018	