DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00592/FPH	Erection of replacement detached two bay garage following demolition of existing fire damaged structure.	10 The Green Royston Hertfordshire SG8 7AD

Submitted Plan Nos

2018-144-P200; 2018-144-P201; 2018-144-P202; 2018-144-P211; 2018-144-P212; 2018-144-P213; 2018-144-P401; 2018-144-P402; 2018-144-P411; 2018-144-P412; 2018-144-P413

1.0 Policies

LP28 House Extensions

LP57	Residential Guidelines and Standards
SECT7	Requiring Good Design
SECT12	Conserving and enhancing historic enviro
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 **Site History**

2.1 Permission granted for a detached three bedroom dwelling in February 2009 under reference 08/02180/1.

2.2 General query relating to this matter considered in February 2018.

3.0 Representations

3.1 Royston Town Council - no objections.

3.2 Conservation Officer – made the following comments in respect of a general query prior to the submission of this application:-
I have had a brief opportunity to discuss this matter with the Area Planning Officer and to show him the drawings received today.

I confirm that a formal Householder Planning Application is required for the proposed works and whilst it is disappointing that a dual pitch roof approach is not be adopted, I will not be raising an objection on conservation grounds to the scheme as set out in the preliminary planning drawings. I appreciate that the 15 degree roof slope is not conducive to the laying of a natural slate roof covering, hence the Redland Cambrian slate is proposed and whilst this is better than the previous corrugated roof (asbestos?) a dual pitch roof would perhaps have allowed for an alternative roof material to be considered.

4.0 Planning Considerations

4.1 **Site & Surroundings**

4.1.1 The application property is located on the eastern side of the road with a rear

garden adjoining King James Way and a footpath (Butchers Baulk) to the northern boundary which runs along the rear of properties in Mill Lane. The property granted permission under reference 08/02180/1 and benefits from a detached double garage located to the northern side of the plot which has suffered fire damage (see photos supplied with the application). The site lies within the Royston Conservation Area.

4.2 **Proposal**

4.2.1 The application seeks permission for the following development:-

Replacement detached garage - located on the footprint of the existing garage to be removed. The new structure would follow that of the fire damaged building and would be within an outer boundary wall that would be reduced in height. The garage would be constructed using block work to the inside walls and brickwork or flint chalk and masonry to external walling – see plans for full details. The garage is shown to have double access doors as per the original structure and would have a mono-pitched roof to match but with a 'Cambrian Slate' roof covering.

See plans for full details.

4.3 **Key Issues**

4.3.1 The main issues associated with the application relate to the objectives of Policy 28 of the current local plan and the perceived impact of the development upon the amenities of local residents.

4.3.2 Residential Amenity
The development would not have any material affect upon the neighbouring amenities in terms of loss of light or excessive intrusion into their aspect, due to its size, single storey form and location. The development replaces an existing structure and the impact would remain as per existing.

4.3.3 Visual Amenity
The garage is on the same footprint as the existing structure and would not have any greater visual impact. The siting of the garage is acceptable in my view and would not be visually prominent in the street scene.

Highway Issues
4.3.4 There are no material highway considerations associated with the proposal.

4.3.5 Conservation Area
The property is within the Conservation Area and the Conservation Officer has had input as part of a general query. Overall no objections are raised and given that this is a replacement structure I do not consider that it would have any material or adverse impact on the character or appearance of the area.

4.4 **Conclusion**

4.4.1 In the absence of any material or sustainable or material planning objections I 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. The Council acted proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. 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: 11 April 2018	