DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01203/FPH	Works to existing garage to facilitate conversion into habitable space, installation of a dormer window to side and rear elevations and single storey front porch canopy extension.	Windrush 2A Coombelands Royston Hertfordshire SG8 7DW

Submitted Plan Nos

ROY/CB/18/01; ROY/CB/18/02

1.0 Policies

LP28 House Extensions

LP55	Car Parking Standards
LP57	Residential Guidelines and Standards
SECT7	Requiring Good Design
XD1	Sustainable Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 Site History

2.1 Property was originally constructed as an annexe and was established as a separate dwelling under 16/00292/1EUD.

2.2 Pre-application advice given under reference 17/00721/1PRE.

3.0 Representations

3.1 **Royston Town Council** - no objections.

3.2 The occupier of **4 Coombelands** raises an objection on the grounds that this property has evolved from a small annexe and will be extended to a 3/4 bedroom dwelling. This will change 4 Coombelands from a semi-detached dwelling to an end of terrace and potentially devalue the property.

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 The application property is a small end of tewrrace dwelling located on the northern side of the road and has the railway line to its western boundary.

4.2 Proposal

4.2.1 The application seeks permission for the following:-

Conversion of double attached garage to provide a fourth bedroom and study area. The garage doors would be replaced by two windows.

Porch canopy – this would be to the side of the garage creating a covered area over the entrance door. The canopy would be 1.7m wide by 2.4m deep with a pitched gable end roof.

Side dormer window – this would be over the existing front garage projecting roof, positioned on the side elevation facing the railway to the west. The dormer would be 2.2m wide by 4.6m long and 1.8m high with a flat roof and containing one window. The dormer would serve a bedroom.

Rear dormer window – this would be 7.1m wide by 3.5m deep and 1.7m high across the existing rear roof slope. The development would allow the provision of bedrooms within the roof space.

Single storey rear alterations - the property currently has a large single storey addition which is part glazed. The agent has confirmed that the brick walls would be retained and built up where necessary and the roof would be altered to a flat roof containing two lantern lights. This space would form a kitchen /dining area.

The resulting building would have 4 bedrooms (one on the ground floor) with parking provided to the front the property for at least two vehicles. Materials are shown to be match the parent building.
See submitted plans.

4.3 **Key Issues**

4.3.1 The key issues in this application, are whether the proposal would have any detrimental impact upon the character or appearance of the area, whether it would be sympathetic to the host property and whether any neighbouring properties would be detrimentally affected.

4.3.2 Visual Amenity
With regard to the impact of the proposals on the visual amenity of the area the development extends this property by the introduction of two flat roofed dormers and alterations to the front elevation by converting the garage and alterations to the rear single storey existing space. The garage conversion would not be detrimental to visual amenity and the property has adequate off-street parking provision. The dormer to the front would be on a side elevation and due to the set back from the highway and vegetation to the front it would not be visually prominent or obtrusive in the street scene. The rear dormer and alterations would not be visible in street scene public views. The site could be seen from the main line railway but as this is part of a housing estate (with new dwellings recently constructed behind) I do not consider that domestic additions would be detrimental in the public interest. From public views the scale of the proposals would appear minimal in my view and I do not feel that an objection could be sustained on detrimental visual grounds to the proposals.

4.3.4 Design
With regard to the overall appearance of the proposal, the scheme has been significantly reduced from that submitted at the pre-application stage. There are flat roofed dormers on the adjacent properties to the front so dormers do form a

characteristic of the area. Overall the development does allow for an increase in the amount of habitable accommodation at the property but not at the expense of a vast or inappropriate increase in the external built form. The large single storey element to the rear already exists and the dormers proposed would not be unacceptable given the style of the property. The amount of development when compared to the present structure in terms of footprint is acceptable. The use of appropriate materials will assist in mitigating the development and reducing any public views and harm. On balance I conclude that the design would not in my view conflict with advice set out in the NPPF.

4.3.5 Residential Amenity

In terms of any impact upon adjacent residential properties, the overall design and layout of the proposed development would not have a detrimental impact upon privacy or daylight/sunlight to the adjacent neighbour. The rear extension is single storey to the same depth as an existing addition here. The dormer extensions would not have any adverse impact on the adjacent dwelling in my view.

4.3.6 Other matters

The application has attracted an objection form the occupiers of 4 Coombelands and whilst I have some sympathy with their concerns it is unfortunately not a matter for the Local Planning Authority to consider loss of property value. The creation of a separate dwelling here was established with the Certificate of Lawfulness under reference 16/00292/1EUD. Such an application is not subject to public consultation as it is for the Local Planning Authority to determine the application based on the facts presented at that time. As the dwelling now exists I do not consider for the reasons set out above that the development would be so unreasonable that a refusal of permission could be justified and sustained on appeal.

4.4 **Conclusion**

4.4.1 In the absence of any material or sustainable grounds for objection 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  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 5 July 2018	