DELEGATED FILE NOTE

CASE OFFICER: ...Anne McDonald.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01044/FPH	Single storey rear and side extensions. Replacement single detached garage and internal alterations to first floor with ancillary works.	19A High Street Barkway Royston Hertfordshire SG8 8EA

Submitted Plan Nos

OS; 1204:01F; 1204:05A; 1204:08B; 1204:09A

1.0 Policies

LP26 Housing Proposals

LP55	Car Parking Standards
LP7	Selected Villages Beyond the Green Belt
SECN16	Conserve + enhance historic environment
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 Site History

2.1 Fairly extensive planning history for this site, including the associated listed building application 18/01133/LBC.

3.0 Representations

3.1 The application was advertised with site and press notices and individual neighbour notification letters.

- Conservation officer – no objection subject to conditions recommended to be imposed on the listed building application.
- Barkway Parish Council – no objection.
- HCC Historic Environment Advisor – no comment.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 Two storey, semi-detached listed house positioned on the east side of the road. The house has a side garden with a detached garage rear of the house and a good sized rear garden. There are photos in Anite.

4.2 Proposal

4.2.1 Single storey side extension, single storey rear extension and replacement detached garage. The side extension is 1.8m by 4.1m and is to form a new front porch and downstairs loo. The rear extension is 3m by 3m and is to form an extra reception

room. The garage is 5.8m by 3.1m with a ridged pitched roof with a maximum height of 3.45m.

4.2.2 Both a Design and Assess Statement and Heritage Statement have been submitted. These set out the history of the building and the design process the application has gone through.

4.3 **Key Issues**

- I have no objection to this application.
- The two single storey extensions are small scale. The side extension is set alongside the rear half of the side flank, and will have a very minimal visual impact on the house and no adverse harm on the outlook or amenities of the detached neighbour to the side. The rear extension is set in off the joint boundary with attached neighbour no.19 and at 3m in depth will not have adverse harm on the outlook or amenities of this neighbour.
- I have no objection to the replacement detached garage on the shared boundary line with the detached neighbour. The new structure is slightly larger than the existing, but it is not an unacceptably large structure in its own right and, in my view, will not have harm on amenities of the neighbour, the setting of the listed building itself or the context of the Conservation Area.

4.4 **Conclusion**

4.4.1 No objection. Grant conditional permission.

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. 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  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 31 July 2018	