DELEGATED FILE NOTE

CASE OFFICER: ...Sam Dicocco.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01245/FPH	Single storey rear extension and insertion of rear dormer windows to create additional accommodation in roof space and conversion of outbuilding (renewal of previously approved Planning permission 14/00217/1HH granted 28/03.2014).	14 Mill Road Royston Hertfordshire SG8 7AE

Submitted Plan Nos

A1-01

1.0 Policies

LP8	Development in Towns

LP28	House Extensions
LP55	Car Parking Standards
LP57	Residential Guidelines and Standards
SECT7	Requiring Good Design
SPDVP	Vehicle Parking at New Development
XD1	Sustainable Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions
XT2	Parking

2.0 **Site History**

2.1 14/00217/1HH - Single storey rear extension and insertion of rear dormer windows to create additional accommodation in roof space and conversion of outbuilding – Conditional Permission 28/03/2014

3.0 **Representations**

3.1 Royston Town Council – No objection

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies within the settlement of Royston. The site contains a two storey terraced dwelling with a pitched roof. The dwelling benefits from a single storey outbuilding.

4.2 **Proposal**

4.2.1 The application seeks permission for the erection of a single storey rear extension and insertion of rear dormer windows to accommodate additional first floor space. The application also seeks permission for alterations and conversion of the existing outbuilding.

4.2.2 The single storey rear extension would host a lean-to roof, extending the existing roof pitch to ground floor level. The dormer windows would host pitched roofs with gable ends.

4.3 **Key Issues**

4.3.1 The single storey rear extension would be sympathetic to the existing house in regards its height, form, proportions, window detailing and materials. The dormer windows are well designed and would remain subservient to the roof slope. The alterations to the outbuilding would not alter its form or size.

4.3.2 The extension would not extend further than the existing extension on the adjoining property to the south west, No.12 Mill Road. The extension would be well spaced from the neighbouring property to the north east, No.14 Mill Road. For these reasons, the single storey extension and the dormer windows proposed would not give rise to loss of light or appear unduly dominant from neighbouring properties.

4.3.3 In regards to loss of light, it is not considered that the insertion of rear facing dormer windows at first floor level would give rise to a material deterioration in privacy of neighbouring premises.

4.3.4 The proposed development would increase the number of bedrooms within the host dwelling. Notwithstanding this, in accordance with the latest Vehicle Parking at New Development SPD, there is no increase in parking requirement between a two and three bedroom dwelling.

4.4 **Conclusion**

4.4.1 The proposal would be of good quality design which would be sympathetic to the character of the existing dwelling, maintains the character of the sites surroundings, respects the living conditions of the occupiers of adjoining premises and would not materially increase any deficiency in parking. Accordingly, the development complies with the policy provisions of the development plan.

5.0 **<u>Recommendation</u>**

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: 9 July 2018	