DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01290/FPH	Single storey side extension	18 Parklands Royston Hertfordshire SG8 9HL

Submitted Plan Nos

ROY/CB/01 ROY/CB/02

1.0 Policies

LP28	House Extensions

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

2.0 **Site History**

2.1 No recent planning history

3.0 **Representations**

3.1 Royston Town Council – No objection

3.2 Neighbour – No neighbour representations received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 18 Parklands is a semi-detached chalet bungalow located on the northern side of the road. The dwellinghouse is located on higher ground compared to No 14 Hunters Way located to the rear of the host property. The ground level falls from the front of the property to the garden with a drop of 0.5 metres.

4.2 **Proposal**

4.2.1 Planning permission is sought for a single storey side extension. The extension projects 1.8 metres from the side elevation and has a maximum height of 4.5 metres at the rear of the extension (4 metres at the front of the extension). The maximum eaves height is 3 metres.

4.2.2 Materials are proposed to match the existing.

4.3 **Key Issues**

4.3.1 The key issues can be summarised as follows:

- Design relative to existing dwelling
- Impact on character of the area and street scene
- Impact on living conditions of neighbours

Design and street scene

4.3.2 Policy 28 suggests that house extensions are generally acceptable providing they are "...sympathetic to the existing house in height, form, proportions, window details and materials..."

4.3.3 The proposed side extension has a ridge height no higher than the existing dwelling and is of a maximum width of 1.8 m from the original side wall of the property which is not excessive in my view. The external appearance would be well related to the character and appearance of the existing dwelling. Although it would be visible from Parklands, given the scale and design, it is my view that the side extension does not have a negative impact on the streetscene or overall character of the area.

4.3.4 I consider that the extension would be sympathetic to the existing house in height, form, proportions, window details and materials.

Impact on living conditions of neighbours

4.3.5 This side addition presents no issues with any overlooking of adjacent property, dominance, loss of privacy, loss of light, or over development in my opinion.

4.3.6 The proposed side extension would not have any adverse impact on No. 20 as they only propose a high level window in the side elevation. I therefore consider that the extension would not adversely affect the residential amenities of adjoining occupiers.

4.3.7 No representations from neighbouring properties have been made.

4.4 **Conclusion**

4.4.1 Subject to standard conditions, I consider the proposals are acceptable in terms of its design and form. They would not have a materially adverse impact on the living conditions of neighbours or the character of the area.

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: 9 July 2018	