DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01342/FPH	Single storey rear extension	25 Garden Lane Royston Hertfordshire SG8 9EH

Submitted Plan Nos

8224-P02 8224-P03 8224-P04 8224-P01

1.0 Policies

LP8	Development in Towns

LP28	House Extensions
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 None relevant.

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 uniquely designed two storey dwelling in a wide plot with a walled garden. The roof of the dwelling is pitched with varying eaves heights always hosting gabled end elevations.

4.1.2 The sites surroundings are residential in nature. The immediate surroundings host similarly design detached dwelling hosting a regular palette of materials.

4.2 **Proposal**

4.2.1 The application seeks planning permission for the erection of a single storey rear extension. Part of the single storey rear extension would infill a small existing space, continuing the cat-slide roof form of the adjacent part of the host dwelling. The remainder of the extension would host a flat roof with parapet surround and two roof lanterns. The proposal would also ‘cut-back’ the existing cat-slide roof to increase the eaves height for design purposes.

4.3 **Key Issues**

4.3.1 The single storey rear extension would remain sympathetic to the existing dwelling in terms of its height and proportions. The window detailing and materials proposed within the extension would respect the character of the existing dwelling. The form of the extension, with a flat roof and parapet surround, would not reflect the host dwelling. Notwithstanding this, the variance in roof form would not be discernible from any public vantage points, thereby having no impact on the character of the dwelling.

4.3.2 The proposed extension would be well spaced from the nearest adjoining occupier, would be single storey in height, and would not include the installation of any additional first floor windows. For these reasons, the addition would not impinge upon the living conditions of the occupiers of any adjoining premises.

4.3.3 By reason of the limited height, proportions and siting of the proposed extension, no harm would result to the character of the sites surroundings.

4.4 **Conclusion**

4.4.1 The proposed extension would be of sympathetic design which would maintain the character of the host dwelling and the sites surroundings and respect the living conditions of the occupiers of adjoining premises. Accordingly, the development complies with the policy provisions of the development plan, and should be granted conditionally.

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	