DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00530/FPH	First floor rear extension with balcony, erection of rear porch, side dormer windows and ancillary works.	Westwood Cottage Newsells Village Road Barkway Royston Hertfordshire SG8 8DE

Submitted Plan Nos

Site Plan; Proposed Site Plan; Location Plan; WC/TB/17/T; WC/TB/17/2

1.0 Policies

LP6 Rural Areas Beyond the Green Belt

LP30	Replace or Extension Dwellings Countrysi
LP57	Residential Guidelines and Standards
SECT7	Requiring Good Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 **Site History**

2.1 00/01611/1HH Extension and alteration of existing rear roof to provide covered area Conditional Permission

2.2 15/03197/1HH First floor rear extension including balcony and replace section of thatched roof with clay plain tiles GRANTED

3.0 **Representations**

3.1 **Barkway Parish Council** - Has no objection

3.2 **Local residents** - No representations received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Westwood Cottage is a detached thatched unlisted dwelling which was extended in the 1970s. It is located within the small hamlet of Newsells near Barkway. The nearest neighbours are located to the south some 70 metres from south elevation to the north elevation of Stables Cottage.

4.2 **Proposal**

4.2.1 The application seeks permission to extend the property with a first floor rear extension including balcony, side dormer windows and erection of a rear porch.

4.2.2 The extension projects 7 metres from the rear elevation along the south flank. It has a pitched roof design with a gable end. The proposed balcony is located on the rear gable end. Two small dormer windows are located on the south elevation and facilitate the master bedroom and en-suite. The proposed roof ridge below the existing ridge of the host dwelling.

4.2.3 Materials include weather boarding and red clay plain tiles.

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 neighbouring properties

Design and street scene

4.3.2 Policy 30 of the local plan states that extensions to dwellings in the countryside will be refused if they result in a size, scale and design out of keeping with the original building and give the effect of a new dwelling. In this case the proposed extension is a first floor extension and located at the side and rear of the main dwelling. The extension would not significantly increase the footprint of the dwelling and would be subordinate to the scale of the house and be sympathetic to its overall design. I consider that the extension shown in this application would comply with Policies 30 of the local plan.

Impact on living conditions of neighbours

4.3.3 This proposed extension would not be easily seen from the nearest neighbour, Stables Cottage. The first floor extension and balcony would have no impact on the amenities of the adjacent occupiers as it is located in the rear garden 70 metres away from the adjoining boundary with Stables Cottage.

4.4 **Conclusion**

4.4.1 It is considered that the proposal would be an acceptable form of development in the rural area and would be sympathetic with the form and materials of the main dwelling.

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  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 10 April 2018	