DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00764/FPH	First floor side extension.	132 Redwing Rise Royston Hertfordshire SG8 7XE

Submitted Plan Nos

04/18

1.0 Policies

LP28	House Extensions

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

2.0 Site History

2.1 There is previous history listed for a single storey side extension in 2008. This proposal was also submitted under reference number 18/00343/FP. However, this file became mis-placed and there was an error when the plans were re-submitted, and rather than a new file for application 18/00343/FP get made up, a new application was created. Therefore, application 18/00343/FP has been 'not proceeded with'.

3.0 Representations

3.1 Royston Town Council – no objection.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.2 Modern built, two storey detached house positioned on a corner plot in the street scene. There are photos under the other scheme (18/00343/FP) in Anite.

4.2 Proposal

4.2.1 First floor site extension. The extension is above the existing single storey side extension with a ridge line to match the existing house.

4.3 Key Issues

- I have no objection to this application.
- The existing single storey side extension has a bulky ridged, pitched roof. As a result, the addition of the first floor will not add a significant amount of additional bulk onto the side of the house.
- At the front, the front gable is still the dominant feature on the dwelling. I note that the house will appear wider / larger than neighbouring dwellings of the same design, but given that there are some other extensions to nearby houses within the estate, I do not consider that this is something to object to.
- There is no clear 'rear building' line that this proposal would breach.
- There is no off street parking at the frontage for this house. There is a single detached garage and parking space rear of the house, which I believe is the parking for this house.

- The application forms state that the materials are to match the existing house. This is considered to be acceptable, and a materials condition is not consider to be necessary in this instance.

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: 18 April 2018	