DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00838/FPH	Single storey front and rear extensions following demolition of existing conservatory, and works to existing garage to facilitate conversion into habitable space.	26 Byron Road Royston Hertfordshire SG8 7DP

Submitted Plan Nos

Location Plan; BR-01; BR-02; BR-03

1.0 Policies

LP28 House Extensions

LP55	Car Parking Standards
LP57	Residential Guidelines and Standards
SECT7	Requiring Good Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions
XT2	Parking

2.0 **Site History**

2.1 None.

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 detached dwelling hosting a shallow pitched roof with gabled flank elevations. The dwelling benefits from an integrated garage which projects forward of the two storey main front elevation by approximately 2.7m hosting a flat roof. The dwelling also hosts a rear conservatory.

4.2 **Proposal**

4.2.1 The application seeks permission for the erection of a single storey front extension and a single storey rear extension following the demolition of the existing rear conservatory. The front extension would extend to the same extent as the existing garage front projection, filling the width of the dwelling. The proposed front extension would host a lean-to roof, which would also be installed above the existing and retained garage projection. The garage space would be replaced with living space, with the garage door being replaced by a new window and front door. The rear extension would host a

pitched roof with gabled rear facing elevation and be positioned within the same footprint as the existing conservatory to be demolished.

4.3 **Key Issues**

4.3.1 The proposed additions would be sympathetic to the existing house in regards height, form, proportions, window detailing and materials. By reason of the limited scale of the additions, alongside their siting, no harm would occur to the living conditions of either adjoining occupier. Similar front extensions have already occurred within the street, so the additions would not appear incongruous within the sites surroundings. Whilst the proposal would result in the loss of a garage parking space, sufficient on-site parking would be preserved to the front of the dwelling.

4.4 **Conclusion**

4.4.1 The extensions would be of good quality design which would preserve the character of the dwelling and the sites surroundings, respect the living conditions of the occupiers of adjoining premises and maintain sufficient on-site parking commensurate to the size and use of the building. As such, the proposal accords with the policy provisions within the local development plan.

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: 30 May 2018	