DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00926/FPH	Single storey habitable outbuilding in rear garden following demolition of existing garage.	49 Redwing Rise Royston Hertfordshire SG8 7XU

Submitted Plan Nos

PL-01.01; PL-01.02

1.0 Policies

LP28	House Extensions

LP55	Car Parking Standards
LP57	Residential Guidelines and Standards
LP33	Relatives and Staff Accommodation
LP8	Development in Towns
SECT7	Requiring Good Design
XD1	Sustainable Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions
XT2	Parking

2.0 Site History

2.1 93/01442/1 - Residential development, open space, leisure facility and roundabout access from Melbourn Road (siting, design, external appearance and means of access and landscaping reserved) – Conditional Permission subject to S106 agreement 16/10/1997.

3.0 Representations

3.1 One neighbour objection received from 93 Redwing Rise base on parking availability, adding a second dwelling to the site, uncharacteristic form of development, impact on outlook, privacy and light to adjoining property.

3.2 Royston Town Council – Objection based on over-development of the site and inadequate parking. Ward Councillors have been contacted as per the constitution, and neither have requested that the application be decided at Committee.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The site contains a semi-detached dwelling at the end of a cul-de-sac. The site lies within the settlement of Royston. Additionally to the dwelling, the site contains a detached garage hosting a pitched roof with gabled side elevations. The garage is located to the side and rear of the dwelling along the north east boundary, and is accessed by a driveway which starts in front of the dwelling and runs along the north east facing flank wall. The site is bounded to the north east by a bank with footpath separating the estate and the A505. The site sits on a late 90's residential estate, which is consistent in architectural design, scale and massing with a mixed palette of materials.

4.2 Proposal

4.2.1 The application seeks planning permission for the erection of a single storey outbuilding hosting a pitched roof with front and rear gabled elevations. The outbuilding would be located along the north-east boundary of the site, starting just to the rear of the two storey dwelling and extended to the end of the garden. The outbuilding would host annexed residential accommodation.

4.3 Key Issues

Principle

4.3.1 Policy 33 of the Saved Local Plan states that relative accommodation should be permitted subject to a genuine need being shown; its size and scale is small and it is physically related to the existing dwelling; and that the future occupancy of the annex would be secured by condition. Policy HS6 of the 2011-2031 Proposed Submission Local Plan, which holds moderate weight given the progression of the plan, runs along the same principles, adding that the development should not exceed the size of extensions that would otherwise be acceptable.

4.3.2 Following correspondence, and in line with the policy context, the applicant has supplied a statement justifying the requirement for the proposed ancillary accommodation. It is considered that the circumstances provided evidence sufficiently a genuine need for the proposed development.

4.3.3 It is not considered that the proposed outbuilding would exceed the size of extensions that would otherwise be acceptable within the planning framework. The outbuilding requires planning permission due to its design which gives a greater total height than that approved under the Town and Country Planning (General Permitted Development) Order 2015 (as amended). If the outbuilding were to host a flat roof, and be an incidental extension as opposed to an ancillary addition, it would not require planning permission. Furthermore, the positioning of the addition and its design are such that no objections are raised in terms of its size, scale, design and impact on the character of the sites surroundings.

4.3.4 Finally, in regards to the principle of the development, the use of the annex could be restricted by way of condition in line with the requirements of Policy 33 of the Saved Local Plan as well as policy HS6 of the 2011-2031 Proposed Submission Local Plan.

Design

4.3.5 By reason of the siting of the proposed outbuilding, as well as the size and position of the existing garage, it is not considered that the addition would fill the plot to the extent where the built form within the site would appear cramped. The outbuilding would be of respectful design which reflects the appearance and form of the host building. The outbuilding would be subservient to the main dwelling in its height and proportions.

4.3.6 The siting of the addition, to the rear and side of the two storey host dwelling, alongside the sites position at the end of a cul-de-sac abutting a landscape bund separating the residential development from the A505, would result in the addition having no detrimental impact on the character of the sites surroundings.

Living conditions

4.3.7 The proposed ancillary outbuilding would be located along the north east boundary, which abuts a bund separating the site from the A505. As a result, the outbuilding would be well spaced from the paired semi-detached dwelling to the south west, No.51 Redwing Rise. For this reason, no harm would result to the occupiers of No.51 in regards to loss of light or unduly dominant built form. In regards to loss of privacy, the outbuilding would host roof lights and windows at ground floor level facing south west, however, the oblique viewing angles and ground floor nature of the fenestrations would not give rise to loss of privacy.

4.3.8 No.93 Redwing Rise is located to the south east of the site and proposed outbuilding. Whilst the outbuilding would run the length of the rear garden, by reason of its single storey nature, it is not considered that the building would appear unduly dominant or result in a materially greater sense of enclosure from built form on No.93. As shadows cast by built form are to the north, it is not considered that the outbuilding would result in discernible loss of light to any immediate amenity space or living space windows of the adjoining premise.

4.3.9 By reason of the reasonable prospect of an incidental outbuilding in a similar location to that proposed, alongside the fact that the outbuilding windows would face the front elevation of No.93 Redwing Rise, it is not considered that the proposed development would give rise to undue loss of privacy. Notwithstanding this, it is considered reasonably, and necessary, to condition the roof light closest to No.93 Redwing Rise to be obscure glazed and non opening. This condition would protect the occupier of the proposed annex from downward views from the front elevation first floor windows of No.93 Redwing Rise.

Parking

4.3.10 As per the earlier discussion, the annex would be conditioned to remain ancillary to the dwelling, and the outbuilding is close enough to the main dwelling to be considered an adjunct, and thereby an extension. As a result, the proposal, in parking terms, is for the extension of the existing house in number of bedrooms, alongside a reduction in on-site parking provision.

4.3.11 Upon site visit, it is clear to me that at least two vehicles would be able to park within the site, taking the site ownership as per the site plan supplied with the application.

Given the location of the dwelling at the end of a cul-de-sac, as well as the orientation and entrance to the site from the driveway entrance, it is not difficult to imagine a scenario where the occupants of the extended premise would be able to park an additional without interfering with the safe use of the highway, or cause harm to the character of the sites surroundings.

4.3.12 For the reasons given above, it is considered that the proposal would not impinge upon the safe use of the highway, or result in off-site parking to the detriment of the character of the sites surroundings.

4.4 **Conclusion**

4.4.1 In light of the above discussion, it is considered that the development would, by reason of its design, respect the character of the sites surroundings, be sympathetic and subservient to the existing dwelling, respect the living conditions of the occupiers of adjoining premises and supply sufficient on-site parking commensurate to the size and use of the resultant premises. Accordingly, subject to conditions, the proposal complies with the provisions of the development framework.

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.

3. The residential annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as 49 Redwing Rise, Royston, Hertfordshire, SG8 7XU.

   Reason:To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected with each other as this would result in an unsatisfactory relationship and inadequate standard of amenity for both properties.

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: 21 June 2018	