

140 Church Hill Royston
SITE and SURROUNDINGS

1.The application relates to a large detached property set behind the frontage of Church Hill Royston . The property has been extended on both sides and the proposal seeks to remove the Eastern flat roofed/terraced garage stair and balustrade and replace with a two storey hipped roofed extension.

2.It is of brick with a tiled roof and is situated on a flat site with hard paved areas to front and rear.

3.A natural stone wall of 1.8 metres garden area screens the front curtilage . A 2.75 metre fence set on a plinth wall effectively screens the rear garden.



Figure 1 Front Elevation



Figure 3 front elevation showing stair and garage which are to be demolished



Figure 2 Rear Elevation from the paddock which is in another ownership

THE PROPOSAL

This is an application to extend a private house with a 2 storey side extension with a hipped roof.

Four car parking spaces will be retained.

The proposal will result in overall greater privacy for the amenity space to adjacent properties since the current open guardrail will be eliminated.

A Juliette balcony is proposed at the rear to match the current Juliette balcony which overlook the open paddock at the rear.

PLANNING POLICY

1. In terms of the principle of the development there is no objection as the site is within a housing area as indicated on the UDP proposals map.

The relevant local policies are as follows:

National Planning Policy Framework (NPPF)

Section 6 requires Planning Authorities to deliver a wide choice of high quality homes, which help meet the national shortage of housing.

POLICY ASSESSMENT

Church Hill is largely occupied by detached and semi-detached family housing

PARKING

The site is in an area where there are not acknowledged parking problems and good links to public transport

Four spaces are retained.

CONCLUSION

The scheme will fulfill the fundamental aim of the NPPF and local policies to provide more and a greater range of housing accommodation.