

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02560/FPH	Single storey front, part single storey, part two storey side, and single storey rear extension and associated works including alterations to existing fenestration, following demolition of existing single storey side/front extensions, and existing rear conservatory.	119 Garden Walk Royston Hertfordshire SG8 7JW

Submitted Plan Nos

PL.001 PL.002 PL.003 PL.004 PL.005 PL.006 PL.007 1 PL.008 2 PL.009

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2024 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

2.0 **Relevant Site History**

2.1 82/01311/1 - Erection of first floor and part two storey side extension. Conditional Permission.

3.0 **Representations**

3.1 **Site and Neighbour Consultation** – None received.

3.2 **Royston Town Council** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is located at the junction of Garden Walk with Hawthorn Close. The property comprises of a semi-detached two-storey residential dwelling with attached garage to the east. The rear of the dwelling benefits from a conservatory sited alongside the party boundary with the attached neighbour. Gardens exist to the front, side and rear of the dwelling, the side garden being enclosed by vertical timber fencing. No.2 Hawthorn Close which is sited to the southeast has part of its footprint forward of the dwelling at

no.119 and is where the side flank elevation of the garage to no.2 meets with the garage to no.119. Permission was previously granted for a similar extension under 82/01311/1.

- 4.1.2 The application site is within the settlement boundary for Royston where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 Single storey front, part single storey, part two storey side, and single storey rear extension and associated works including alterations to existing fenestration, following demolition of existing single storey side/front extensions, and existing rear conservatory.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance

- 4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 Following demolition of existing development to the front, side and rear elevations of the dwelling, the development would see a single storey extension to the front of the dwelling which would wrap around the side elevation and become a part single, part two-storey extension. To the front of the dwelling the extension would project 1.4 metres and to the side by 6.7 metres. The first floor extension would be in line with the existing front elevation of the dwelling and set in from the side extension at ground floor level. The roof would have a mono-pitch form at ground floor level and at first floor level would be an extension in line with the existing ridge level forming an extended flank gable. Openings at ground floor would comprise of a new entrance doorway with full-length window alongside together with two additional windows to the extended habitable accommodation. The side elevation would see the installation of extensive glazing by way of bi-folding doors leading to the garden space and two small single windows with three velux rooflights installed. At first floor level, openings would comprise of a window to the front elevation, one to the side which would be to a bathroom and a further window to the rear elevation. To the rear elevation, a doorway would be formed in the extended part of the dwelling giving access to the garden space. In place of the existing conservatory, the development would see the construction of a single storey flat roof

extension which would project from the rear elevation of the existing dwelling by 3.2 metres having a width of 3.7m and would also provide for additional living space. Openings to this part of the development would comprise of a window to the rear elevation and a set of double doors opening to the rear garden space. Materials would match those of the existing dwelling albeit with the roof light to the rear extension proposed in a grey frame.

- 4.3.4 The proposed extensions to the property are significant, however they are well designed, and retain the existing vertical detailed brick section at first floor level which aligns with the narrow full-length window alongside the proposed new entrance doorway at ground floor level. This existing design is replicated to the proposed gable end where it meets with the proposed front elevation at first floor level.
- 4.3.5 Overall, I am satisfied that the proposed development is sympathetic to the existing dwelling in terms of size, scale and design and would not harm the visual amenity of the area in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.6 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the Local Plan.
- 4.3.7 No objections have been received. Given the orientation of the dwelling and the distance from neighbouring properties where there are already existing window openings, I am satisfied that there would be no significant impact to existing residential amenity as a result of the proposed development which would be in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.8 The proposed development would result in the addition of one bedroom to the property, increasing the total number to four. The site benefits from sufficient off-street car parking able to accommodate one car, however, the site is within close proximity to the town centre and public transport facilities which ensures the development is in compliance with local planning policy.

Biodiversity Net Gain (BNG)

- 4.3.9 This development is not subject to the statutory Biodiversity Gain Plan condition because it is exempt under the statutory exemptions as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Environmental Implications

- 4.3.10 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the Local Plan, which sets out that development proposals should take all reasonable

opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.

- 4.3.11 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the Local Plan 2011-2031 and Sections 2, 12 and 14 of the NPPF 2024.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

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 extensions hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 25 November 2025	