

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01808/FPH	Single storey rear and side extension following demolition of existing rear shed.	4 Leete Place Royston Hertfordshire SG8 5DX

Submitted Plan Nos

LEETE-10-001 LEETE-10-002 LEETE-10-010 LEETE-10-011 LEETE-10-020 LEETE-10-021 LEETE-10-022
LEETE-10-023

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
SECN12	Achieving well-designed places

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

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

3.2 **Royston Town Council** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached bungalow dwelling on the west side of Leete Place in a residential part of Royston. The dwelling faces south, with this frontage being separate from the road by a plot of amenity land. The side flank of the dwelling is within close proximity to the highway. As such, front, side (eastern) and rear elevation are visible from Leete Place.

- 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 rear and side extension following demolition of existing rear shed.
- 4.2.2 The rear extension would be single storey with a gable roof, approx. 5.2m deep, 10.94m wide with eaves at 2.7m and ridge at 4.3m.
- 4.2.3 The side extension would be single storey with two gable roofs, approx. 10.14m deep, 1.76m wide with eaves at 2.7m and ridge at 4.3m.
- 4.2.4 The proposed materials are:

Walls – Match Existing (Facing brickwork)

Roof – Match Existing (Concrete tiles)

Windows – Match Existing (white uPVC)

Doors – Composite Door.

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 and beautiful 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 communities*”. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 Policy D2 states that planning permission will be granted where: “*the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials and the orientation of the main dwelling*”.
- 4.3.4 In terms of height, roof type, window details, materials and orientation I find the proposed extensions to be sympathetic to the dwelling. However, when considering the policy in purist

terms, I consider the form and proportions to be excessively large when weighed against the original bungalow. In view on balance, although some harm would be caused due to the size and form of the extensions in terms of the design and appearance, this harm would not be sufficient to warrant a refusal on this basis. The proposal is therefore unobjectionable in terms of design and appearance.

Impact on Neighbouring Properties:

- 4.3.5 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 NHLP.
- 4.3.6 The proposed extensions would be sited in close proximity to the boundary with No.3 and No.5 Major Haddock Close which have shallow rear garden. The proposed extension would not have any side facing windows above ground floor level. In my view, whilst the extension would have a significant depth along this boundary, due to the dual gable roof form the visible bulk to the neighbours would be limited to the two ridges. Due to the orientation of the dwelling, the extension would be unlikely to contribute to any further loss of light than is already given by the bungalow itself. I therefore do not consider the extension to be sufficiently harmful to warrant a refusal.

Highways and Parking:

- 4.3.7 The proposed development would result in an additional bedroom. Whilst the dwelling is not served by an off-street parking, the street has permit parking bays alongside the dwelling. Given that the dwelling is located within a sustainable part of Royston within proximity of the Train Station and numerous bus stops, the under provision of parking is considered acceptable.

Biodiversity Net Gain (BNG)

- 4.3.8 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental Implications:

- 4.3.9 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 North Herts Local Plan, which sets out that development proposal 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.
- 4.3.10 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2, D3 and T2 of the NHLP 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 extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

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: 4 September 2025	