

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00827/FPH	Two storey side extension; part two storey and part single storey rear extension including Juliet balcony following demolition of existing side element. Installation of rear access steps and front landscaping works to provide two car parking spaces. Alterations to fenestration and external render.	12 Days Close Royston Hertfordshire SG8 9DH

Submitted Plan Nos

2993.01A 2993.04 2993.09A

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
T2	Parking
SECN12	Achieving well-designed places

2.0 Site History

2.1 None at the property.

2.2 Neighbouring properties:

10 Days Close

21/02752/FPH – Erection of front elevation porch canopy, and part single storey, part two storey side extension following demolition of existing side elevation outbuilding (as amended by plans received 26/11/21)

Conditional Permission.

3.0 Representations

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

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

3.3 **Rights of Way (Footpaths Unit) –**

Running along the western and southern boundaries of the property is a Public Right of Way, 'Royston Footpath 007'. It is of paramount importance that the footpath remains open and unobstructed at all times whilst any works are taking place. Vehicles, tools and machinery should not be left obstructing the footpath, and whilst works are ongoing, care must be taken to ensure the safety of the public using the footpath. If, for safety reasons, it becomes necessary to close the Public Right of Way, then a Temporary Traffic Regulation Order must be applied for and granted from Hertfordshire County Council as the Local Highways Authority before works can take place.

Any spillage of materials or damage to the surface of the Public Footpath shall be reinstated and repaired in accordance with HCCs approved specification.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises an end terrace, two storey dwelling on the north side of Days Close in a residential part of Royston. The ground level slopes northwards, away from the highway meaning that the dwelling sits at a lower ground level and this ground level continues to decline towards the rear of the garden. The site has a public footpath running along the western boundary. The dwelling has a single storey garage outbuilding attached to the side of the dwelling. Dwellings on this side of the road do not benefit from driveways and are reliant on on-street parking. The dwelling sits at a lower ground level than the detached neighbour at 10 Days Close.

4.1.2 The surrounding streetscene is predominantly two storey terraced dwellings with a variety of materials and finishes. 12 Days Close has blue painted brickwork. With exception to 10 Days Close, few dwellings on this street have been extended.

4.2 **Proposal**

4.2.1 Consent is sought for:

“Two storey side extension; part two storey and part single storey rear extension including Juliet balcony following demolition of existing side element. Installation of rear access steps and front hardscaping works to provide two car parking spaces. Alterations to fenestration and external render.”

4.2.2 Materials – plain roof tiles and white uPVC windows to match existing. Soft white render exterior walls.

4.3 **Key Issues**

4.3.1 The key issues for consideration are:

- The acceptability of the design of the proposed development and its impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design and Appearance

- 4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.3 The proposal would result in a substantial addition to the side and rear of the property. Adding approximately 150m² of floor space which would constitute a 130% increase from the existing dwelling (including the attached outbuilding). Local Plan Policy D2 requires extensions to be sympathetic to the main dwelling in terms of scale and form. The proposal fails to meet this criteria as it is a substantial addition and will alter to overall appearance of the side and rear of the property.
- 4.3.4 Where a proposal fails to meet policy requirements, consideration needs to be given to the degree of harm that would be caused by the non compliance and whether that harm would be acceptable in certain circumstances.
- 4.3.5 The proposed extension would be located at the side and rear of the property. Where it would be visible from the street and from the public footpath. In terms of the impact upon the street scene, in my view this would be minimal as it would seek to mimic the side extension of the detached neighbour approved under 21/02752/FPH. Therefore, the visual harm would be limited to views from the public footpath. As seen from the public realm, the rear extension to dwelling would constitute a disproportionate form of development that would be at odds with design policies, failing to enhance the existing dwelling and resulting in a departure from the existing grain of development to this part of Royston.

Impact on Neighbouring Properties

- 4.3.6 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.

Potential Impact on No 14

- 4.3.7 No 14 is the attached neighbour to the application property. The proposal would extend to approximately 5m rearwards at ground floor along the shared boundary. The first floor element would be 4.35m deep and would be set off the boundary by 3.65m. In my view, the bulk and mass of the proposal would be substantial. This would result in an overbearing and dominating presence adjacent to no 14, causing harm to their amenity contrary to Local Plan Policy D3 and the provision of the NPPF.

Potential Impact on the Footpath

- 4.3.8 The proposed extensions would be set off the boundary with the footpath by 2.38m and would be 2 storey in height. Due to the orientation, the proposal would result in some loss of light to the footpath. However, this harm is considered minimal.

Potential Impact on No 10

- 4.3.9 The proposed extension would be set approximately 4.5m off the boundary with no 10 and would project beyond the rear building line of the neighbouring side extension by approximately 4m. Due to the distance off the boundary, no unacceptable harm would be caused. The side facing windows would serve bathrooms and therefore would be obscure glazed and non-opening below 1.7m and would not cause harm to the amenity of no 32.

Highways and Parking

- 4.3.10 The proposed development would result in the gain of two vehicle parking spaces to the front of the dwelling and therefore complies with Policy T2 of the Local Plan.

Environmental Implications

- 4.3.11 The proposed development would be relatively small in scale and 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.

Biodiversity Net Gain

- 4.3.12 This development would not be subject to the statutory Biodiversity Gain Plan condition if minded to approve because householder applications are exempt in respect of the biodiversity gain condition, under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exemptdevelopments>).

4.4 Conclusion

- 4.4.1 The proposed development is not considered to be acceptable and is considered to run contrary with the provisions of Local Plan policies D1, D2, D3 and SP9 and the National Planning Policy Framework. Refuse permission.

4.5 Alternative Options

4.5.1 None applicable.

4.6 Pre-Commencement Conditions

4.6.1 None applicable.

5.0 Recommendation

5.1 That planning permission be REFUSED for the following reasons:

1. By reason of its excessive projection and unsympathetic design, the proposed extensions would not be sympathetic to the existing house in terms of depth and scale and as a result of appearing over dominating would result in an adverse impact on the visual amenities of the locality. The proposals would be contrary to the provisions of Policy SP9 and Policy D2 of the North Herts Local Plan 2011 - 2031.
2. The proposed rear extension, by reason of its design and depth extending past the existing rear elevation would result in an unacceptable overbearing impact upon the occupiers of the adjoining neighbouring property (No. 14). The proposed development would fail to comply with Policy D3 of the North Hertfordshire Local Plan 2011-2031 and the core principles set out within the National Planning Policy Framework (2024).

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied 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: 19 May 2025	