

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02106/FPH	Single storey side extension to include retention and extension of existing raised rear patio. Insertion of two first floor windows (obscure glazed) into existing side elevation (as amended by plans received on 03/10/2025). (Part Development already carried out).	30 Turpins Ride Royston Hertfordshire SG8 9EF

Submitted Plan Nos

2501/06 2501/01 2501/02 2501/03 2501/04 2501/05 2501/11 2501/12 2501/10 Rev A 2501-13 Rev A 2501-14 Rev A 2501-15 Rev A Location plan

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 SP2 – Settlement Hierarchy and Spatial Distribution

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

Policy T2 - Parking

2.0 **Relevant Site History**

2.1 02/01466/1 - Erection of a terrace of three 2-bedroom dwellings with parking spaces, vehicular access and ancillary works. Conditional Permission.

Condition 15 of the above removes permitted development rights under Classes A-F of Part 1 of Schedule 2 of the GDPO 1995 (as amended).

3.0 **Representations**

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

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

3.3 **HCC PRow Team** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site lies within a residential estate on the southeast side of Royston off Barkway Road. The property was granted consent under 02/01466/1 and comprises of a two-storey end of terrace dwelling with existing raised patios to the rear overlooking a rear garden space along with two detached outbuildings sited to the north side flank elevation of the dwelling.
- 4.1.2 It is understood that works have been undertaken to the property in the form of the existing raised patio and decking together with the erection of two outbuildings in the absence of planning permission.
- 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 side extension to include retention and extension of existing raised rear patio. Insertion of two first floor windows (obscure glazed) into existing side elevation (as amended by plans received on 03/10/2025). (Part Development already carried out).
- 4.2.2 The plans have been amended to show a privacy screen to the boundary of the existing patio with the neighbouring property to the south no. 28 Turpins Ride.

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 two existing timber outbuildings, the development would see the erection of a single storey extension to the north side flank elevation of the existing dwelling to provide a garage and study. The extension would have a width of 3.0 metres and would be set back from both the front and rear elevations of the existing dwelling.

The height would be 3.3 metres to the front elevation and 4.0 metres to the rear elevation given the existing ground level which falls away to the west. The roof design to the extension would be a parapet. Openings would comprise of a window and doorway to the north side flank elevation with a garage door to the front and a set of patio doors to the rear. Materials would match those of the existing dwelling.

- 4.3.4 In addition to the side extension, the development seeks retrospective consent for an existing raised rear patio which is also proposed to be extended for the full width of the dwelling including that of the proposed extension. The patio would wrap around the proposed side extension in part where it would then fall away by a set of steps leading to the ground level at the front of the property. The height of the patio at its highest point would be 1.1 metres as measured from the rear ground level. Due to the footprint of the three dwellings in this row, this means that the footprint of property is set forward of its neighbour no.28. As such there is significant overlooking from the patio at the party boundary with no.28. In order to address this, the plans show a timber privacy screen to a height of 1.8 metres as measured from the ground level of the raised patio. Beyond the raised patio a lower level of decking is provided, before leading to a grass lawned area.
- 4.3.5 I am satisfied that the scale size and design of the proposed extension, raised patio and lower decking is acceptable and would be 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 I am satisfied that the proposed side extension would not impact existing residential amenity. In terms of the retention and extension of the raised rear patio, I am satisfied that with the addition of a suitable privacy screen the privacy of the occupants to the neighbouring property would be safeguarded.
- 4.3.8 The proposal is therefore in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.9 The proposed side extension includes a garage which would add a further parking space to the dwelling, resulting in two off-street parking spaces and therefore in accordance with Policy T2 of the Local Plan.

Biodiversity Net Gain (BNG)

- 4.3.10 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

- 4.3.11 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.
- 4.3.12 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, D3 and T2 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 extension 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.

4. A privacy screen as shown on Drawing No. 2501/13 Rev A shall be installed within six months of the development hereby approved. The approved privacy screen shall be maintained and retained in place thereafter.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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: 11 November 2025	