

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

26/01653/LDCP

Erection of a single storey rear
extension

45 Gower Road
Royston
Hertfordshire
SG8 5DU

Submitted Plan Nos

Location plan RG01 RG03 RG08 RG04a RG05a RG06

1.0 Policies

2.0 Site History

- 2.1 26/01172/NCS: Single storey rear extension with the following dimension: Length as measured from rear wall of original dwelling - 4.10 metres. Prior Approval Not Required.

3.0 Representations

- 3.1 No consultation required.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The application site accommodates semi-detached two-storey dwelling on Gower Way, Royston. Permitted development rights have not been removed for the property.

4.2 Proposal

- 4.2.1 A Certificate of Lawfulness (proposed) is sought for a single storey rear extension.

4.3 Key Issues

- 4.3.1 The key issues for consideration are whether the proposed development would require a specific planning permission, or be considered 'permitted development', in line with the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A, as amended:

Class A - enlargement, improvement or other alteration of a dwellinghouse

Permitted Development

A. The enlargement, improvement or other alteration of a dwellinghouse.

Development Not Permitted

A.1 Development is not permitted by Class A if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

Complies.

(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

Complies.

(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

Complies.

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

Complies.

(e) the enlarged part of the dwellinghouse would extend beyond a wall which—

i) forms the principal elevation of the original dwellinghouse; or

ii) fronts a highway and forms a side elevation of the original dwellinghouse;

Complies.

(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—

i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

ii) exceed 4 metres in height;

The 4.1m depth of the proposed extension has been approved under 26/01172/NCS.

(g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—

- i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or***
- ii) exceed 4 metres in height;***

Complies.

(h) the enlarged part of the dwellinghouse would have more than a single storey and-

- i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or***
- ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;***

Complies.

(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

Complies.

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—

- i) exceed 4 metres in height,***
- ii) have more than a single storey, or***
- iii) have a width greater than half the width of the original dwellinghouse;***

Complies.

(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);

Complies.

(k) it would consist of or include—

- i) the construction or provision of a verandah, balcony or raised platform,**
- ii) the installation, alteration or replacement of a microwave antenna,**
- iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or**
- iv) an alteration to any part of the roof of the dwellinghouse;**

Complies.

(l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Complies.

4.4 Conclusion

- 4.4.1 A Certificate of Lawfulness (proposed) can be issued on the basis that the 4.1m depth has already been approved under 26/01172/NCS, and all other elements of the proposal comply with the requirements of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

Signed  Melissa Tyler	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 18 August 2026	