

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01594/FPH	Single storey front & rear extensions and 1.5 storey side extension. Insertion of front dormer window. Enlargement of existing rear dormer. Alterations to fenestration throughout and alterations to existing external materials involving addition of timber cladding and render. Front boundary wall. (development already carried out)	25 Briary Lane Royston Hertfordshire SG8 9BT

Submitted Plan Nos

E01B P100D

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

2.0 **Relevant Site History**

- 2.1 **24/02055/FPH** - Single storey front porch and rear extension, 1.5 storey side extension including rear dormer extension and replace existing front dormer windows (amended plans received 16/10/2024).

3.0 **Representations**

- 3.1 **Site and Neighbour Consultation** – None received.
- 3.2 **Royston Town Council** – None received.
- 3.3 **HCC Archaeology** – No comments.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is a semi-detached chalet bungalow dwelling on the west side of Briary Lane in a residential part of Royston. The dwelling is one of 4 pairs of semi-detached chalet bungalow dwellings. The street scene features a mixed character of dwellings and roof forms with two storey dwellings along the east side
- 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 porch and rear extension, 1.5 storey side extension including rear dormer extension and replace existing front dormer windows (amended plans received 16/10/2024).

4.2.2 The application is a resubmission of 24/02055/FPH. The differences are:

- Enlarged front dormer window
- Additional door to the front and rear elevations.
- Rear extension increased to 3m in height. Amended rear fenestration.
- Front wall included.

4.2.4 The proposed materials are:

Walls – Multi buff facing brickwork and off white render.

Dormer – Brown wood affect cladding.

Roof – Match Existing (brown Redland 49 concrete tile)

Windows – Match existing (white uPVC)

Doors – composite front door and powder coated bifold doors.

Front boundary Wall – Facing Brick.

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 (Chapter 14 – Achieving well-designed places). Policy DP3 of the NPPF states that “*Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings*”. 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 The application seeks to substantially enlarge the property which will affect the balance with the attached neighbour and the row of bungalows. Although these bungalows are relatively uniform in scale, there are significant variations between the properties with regards to cladding at ground floor and on the dormer window extensions, No. 21 also has a prominent single storey front and side extension. The wider street scene features a mixed character of

roof forms and front porches. It is my view, that the proposed extensions would not appear out of context in the locality. The side extension would be less than half the width of the dwelling and therefore would appear subordinate with sympathetic eaves, ridge, pitch and materials.

4.3.4 The extensions to the rear would not be visible from the public realm and would not disproportionately enlarge the property. Although the flat roof of the single storey rear extension would sit higher than the eaves of the dwelling, it is my view that due to its location out of public view, this would not have an adverse effect on the character and appearance of the dwelling. The front wall would have a sympathetic scale and material to the street scene.

4.3.5 The proposal complies with Policies D1 and D2 of the Local Plan and Chapter 14 of the NPPF.

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 single storey rear would project a minimal depth past the attached neighbour's rear elevation and therefore would not be considered overbearing. On the other boundary, the dwelling would be screened by the neighbour's garage. The rear extension and dormer window would be set in slightly from the boundary. Therefore I do not consider there will be any unacceptable harm to this neighbour either.

4.3.7 The side extension would sited to the south of the building and therefore would not contribute to any significant loss of light to the detached neighbour. The half hip will reduce the bulk for this neighbour and therefore would not be considered overbearing.

4.3.8 No side windows are proposed, the dormer windows would be oriented towards the rear garden. The extension to the rear dormer window would not provide any further vantage point for overlooking than the existing dormer window.

4.3.9 The proposal therefore complies with Policy D3 of the Local Plan.

Highways and Parking:

4.3.10 The proposed development would result in the addition of one bedroom to the property, increasing the total number to three. The site benefits from sufficient off-street car parking able to accommodate at least two cars and would be in compliance with local planning policy.

Biodiversity Net Gain (BNG)

4.3.11 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:

4.3.12 Chapter 5 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Chapter 5 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.

4.3.13 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 Chapter 5 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 and D3 of the NHLP 2011-2031 and Chapter 5 and 14 of the NPPF 2026.

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 side extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as 25 Briary Lane.

Reason: To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by

persons unconnected with each other as this would result in an unsatisfactory relationship and inadequate standard of amenity for both properties.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 19 August 2026	