

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01464/FPH	Single storey rear/side extension and alterations to existing rear store fenestration to facilitate conversion into gym.	89 Layston Park Royston Hertfordshire SG8 9DT

Submitted Plan Nos

Location plan 10-26.3C 10-26-3 10-26.1 10-26.2 Proposed Roof and Block Plan

1.0 Policies

NE2	Landscape
-----	-----------

NE4	Biodiversity and geological sites
SP9	Design and Sustainability
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

2.0 **Relevant Site History**

2.1 **21/02881/FPH:** Two storey side extension. **Conditional Permission.**

2.2 **21/02430/NMA:** Amend cladding and colour of doors/windows (as non-material amendment to planning permission 20/01388/FPH granted on 05.11.2020). **Withdrawn.**

2.3 **20/01388/FPH:** Two storey side extension. **Conditional Permission.**

3.0 **Representations**

3.1 **Neighbour Consultation** – No comments received.

3.2 **Royston Town Council** – No comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a two-storey detached dwelling located at the end of the Layston Park estate. The site is within the Royston settlement boundary.

4.1.2 The site benefits from front parking provision and a rear garden. Neighbouring property, no.90 Layston Park, is sited to the east. The site has no direct neighbours to the west. The levels on site vary, with levels to the east being higher than the west.

4.2 **Proposal**

4.2.1 Single storey rear/side extension and alterations to existing rear store fenestration to facilitate conversion into gym.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- Design and impact on local character;
- Impact on neighbour amenity;
- Highways and parking matters;
- Environmental and climate change impacts;
- Biodiversity Net Gain (BNG).

Design and Impact on Local Character

4.3.2 Policies D1 and D2 of the North Herts Local Plan (NHLP) require that development proposals respond positively to the site's local context. Policy D2 specifies that extensions to houses should be sympathetic to the main dwelling in terms of scale, form and orientation. These policies are broadly consistent with Chapter 14 of the National Planning Policy Framework (NPPF).

4.3.3 The proposed extension would attach to the existing rear projection to the west of the site. The extension would have an overall depth of 8.7m, a maximum width of 5m, with a flat roof measuring 2.75m in height. Despite the large scale of the extension, the overall massing would be mitigated by the use of the levels on site, which would show the extension to be set at a low level. Accordingly, the extension would appear visually subordinate to the main dwelling. Materials would include brick and uPVC to match existing.

4.3.4 Overall, the design of the proposal would be sympathetic to the site and its surroundings, and therefore accords with Policies D1 and D2 of the NHLP, as well as Chapter 14 of the NPPF.

Impact on Neighbours

- 4.3.5 Policy D3 of the Local Plan permits development which would not harm the amenity of neighbouring occupiers and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.
- 4.3.6 The proposed extension would be single storey in height and would utilise the existing levels on site to mitigate the bulk of the extension. The extension would be sited to the west, where there are no immediate neighbours. Therefore, the proposal would not give rise to any adverse overlooking, overshadowing or overbearing impacts in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking

- 4.3.7 The scheme does not propose an increase in bedrooms and would not impact the existing parking arrangements on site. The proposal therefore accords with Policy T2 of the NHLP.

Environmental and Climate Change Impacts

- 4.3.8 The site is within a Group Tree Preservation Order area (TPO/007), with TPO trees parallel with the west boundary of the site. To safeguard the health, stability, and longevity of these trees, a pre-commencement condition requiring hand-dug foundations has been agreed in accordance with Policies NE2 and NE4 of the NHLP.
- 4.3.9 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation. The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore complies with Policy D1 of the NHLP and Chapter 5 of the NPPF.

Biodiversity Net Gain (BNG)

- 4.3.10 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due to it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 Condition 3 (Hand Dug Foundations) agreed to protect the Group Tree Preservation Order TPO/007.

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. Where excavation is required within the root protection area/canopy spread of the trees protected by Group Tree Preservation Order TPO/007, all works shall be undertaken by hand digging only, or using an approved air-spade methodology, under the supervision of a suitable qualified arboriculturist. Any roots encountered with a diameter greater than 25mm shall be retained and protected in accordance with BS 5837:2012 "Tree in Relation to Design, Demolition and Construction - Recommendations". Details of the proposed excavation methodology and arboricultural supervision shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved measures shall be implemented in full and retained throughout the construction period.

Reason: To safeguard the health, stability, and longevity of the trees protected by Group Tree Preservation Order TPO/007 in accordance with Policies NE2 and NE4 of the North Herts Local Plan 2001-2031.

4. The extension hereby permitted shall be built in external materials, insofar as brick walls and uPVC windows and doors, 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.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

Proactive Statement:

0. 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  Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 20 August 2026	