

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00532/FPH	Part two storey side extension and single storey rear extension following removal of attached garage. Removal of existing chimney.	3 Stamford Avenue Royston Hertfordshire SG8 7DD

Submitted Plan Nos

SA-01 SA-02 SA-03 SA-04 SA-05 SA-06 SA-07 SA-08

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework (NPPF) (2024)**

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)**

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

1.3 **Supplementary Planning Design (SPD)**

NHC Sustainability (2024)

2.0 **Relevant Site History**

2.1 20/02417/DOC - Discharge of Condition 1 (Details of trellis) as attached to Planning Application 20/01827/FPH granted on 22.09.2020. Approved.

2.2 20/01827/FPH - Retention of a raised terrace to the rear garden. Conditional Permission.

2.3 17/01446/1HH – Single storey rear extension – Conditional Permission.

3.0 **Representations**

3.1 **Neighbour Consultation** – Two comments have been received as follows:

3.2 1, The Grange, Police Row, Therfield on behalf of the owners/directors of properties in Stamford Close which states ‘no objection subject to various conditions’ suggested to protect the private land, driveway and infrastructure and to avoid unnecessary remedial costs.

- No scaffolding shall be erected on, or over-sail, any part of the land or private road at Stamford Close.
- No heavy goods vehicles, delivery vehicles or construction traffic shall use the private road at Stamford Close for access, delivery or turning manoeuvres. All deliveries and construction traffic must be undertaken exclusively from the adjoining public highway.
- Prior to the commencement of any works on site, a Schedule of Condition survey of the private road, driveways and associated infrastructure at Stamford Close shall be undertaken by an independent and suitably qualified surveyor. The survey shall be submitted to and approved in writing by the Local Planning Authority.
- Any damage identified as arising from the development shall be made good by the applicant/developer at their sole expense.

3.3 7, Stamford Close, Royston. Objects to the development on the following grounds:

- Duration, noise and dust from construction works given this is likely to be over the summer months when residents will have windows open and washing out.
- Parking of construction vehicles and the impact on Stamford Close including visibility issues.
- Possible root damage to the tree alongside the boundary with Stamford Close rendering it unstable.
- Loss of garage will impact on existing on-street parking pressures.

3.4 **Royston Town Council** – Objection on the following grounds:

- Appropriate working hours are kept for the duration of the proposed works.
- Retention of 2 parking spaces.
- Not to use Stamford Close in any capacity for the duration of the proposed works.

3.5 Ward Councillors were advised of the objection from RTC and provided with a 5-day call in period to PCC on the 16th of April. No call-in has been received and therefore the application should proceed under delegated powers.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 3, Stamford Avenue is a detached two-storey residential dwelling with an attached garage, occupying a prominent corner plot located on the north side of the Stamford Avenue, to the west of the junction with Stamford Close. The property displays an attractive late 1930's design with a projecting feature curved window at first floor level and chimney stack on the east side flank elevation. A single storey rear extension has previously been added to the property following the grant 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 Part two storey side extension and single storey rear extension following removal of attached garage. Removal of existing chimney.

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 an existing attached garage, the development would see the construction of a part two-storey side extension and a single storey rear extension to the dwelling. The two-storey element would be set back from the existing front elevation of the dwelling and would extend 3.49 metres from the existing east side flank elevation and to the rear in line with the original rear elevation of the dwelling. The section beyond the two-storey element would be single-storey and extend in line with the same roof form as the existing mono-pitched rear extension making it full-width. The distance to the party boundary with Stamford Close following the proposed development would be 0.3 metres. Bin storage and access is maintained to the west side of the dwelling. The roof form to the two-storey element would be a hipped gable set down from the ridge height of the existing dwelling. Openings would be to the front and rear elevations only with the installation of a sun tunnel to the east side roof slope of the main roof and materials would match those of the existing dwelling. In addition to the extensions, the development includes the removal of a chimney stack to the west facing roof slope. The loss of the chimney stack would not result in any visual harm to the character or appearance of the dwelling or result in any adverse impact on the street scene.
- 4.3.4 The extensions would provide for additional habitable space including the addition of a further bedroom taking the property from a three to a four bed roomed dwelling.
- 4.3.5 I am satisfied that the design, form and proportions of the proposed extensions would be sympathetic and subservient to the host dwelling and would largely maintain the character of the property as viewed from within the street scene 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 Whilst I accept the concerns raised by some residents, matters relating to noise, dust, duration of the works are outside of planning legislation. The suggested conditions, whilst some fall within the remit of planning control are not conditions that would be appropriate for a domestic extension of the scale proposed. Matters relating to the use of private land would however be outside of planning legislation and would be a civil matter between the parties concerned.
- 4.3.8 I am satisfied that the proposed extensions, by virtue of their position on the property and relationship to existing built form, would not impact existing residential amenity to any significant degree and would be in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.9 Whilst the demolition of the garage would result in the loss of a car parking space thereby reducing off-street parking to one space, the property is within close proximity to Royston town centre where there is a range of services and facilities including public transport options and would be in accordance with local planning policy.

Biodiversity Net Gain (BNG)

- 4.3.10 This development is not subject to the statutory Biodiversity Gain Plan condition because it is exempt under the statutory exemptions as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Environmental Implications

- 4.3.11 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.
- 4.3.12 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.
- 4.3.13 Based on the details submitted, the proposed development, is unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance 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 and D3 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.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 23 April 2026	