

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00593/FPH	Single storey side and rear extensions following demolition of existing rear conservatory. Hardscaping working including alterations to ground levels in rear garden.	45 Baldock Road Royston Hertfordshire SG8 5BJ

Submitted Plan Nos

BHO-100 P1 BHO-200 P1

1.0 Policies

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

SP9 Design and Sustainability

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

2.0 **Site History**

2.1 **10/01174/1:** One four bedroom bungalow with detached double garage accessed from Heathfield. **Refused.**

2.2 **94/00280/1HH:** Rear/side conservatory. **Conditional Permission.**

3.0 **Representations**

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

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a large, detached dwelling situated within a substantial plot along Baldock Road, Royston. The plot is adequately screened by mature vegetation and close-boarded fencing along the boundaries. The site is within the Royston settlement boundary.

4.2 **Proposal**

4.2.1 Single storey side and rear extensions following demolition of existing rear conservatory. Hardscaping working including alterations to ground levels in rear garden.

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;
- Impact on the environment;
- Biodiversity Net Gain (BNG).

Design and Impact on Local Character

4.3.2 Policies D1 and D2 of the 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 paragraph 135 of the NPPF.

- 4.3.3 The application proposes to replace the existing rear conservatory with an orangery. The proposed orangery would be similar to the existing conservatory in scale, be of a decorative design, and would relate well to the host dwelling through the use of metal framed windows, a brick plinth surround, and a white render finish. The proposed rear orangery would therefore be acceptable in design, scale and siting.
- 4.3.4 The proposed flat roof side extension would extend beyond the west elevation by a maximum of 2.55m, and a minimum of 1.7m, with a height of 3.1m. The proposed side extension would match the proposed orangery in design and materials and would therefore be acceptable in design terms.
- 4.3.5 The proposed hardscaping, to include changing the levels and arrangement of the terrace and the erection of a low rise brick wall, would not have an adverse impact on the character of the locality. The hardscaping works are therefore acceptable.
- 4.3.6 The proposal is considered to accord with Policies D1 and D2 of the Local Plan, as well as paragraph 135 of Section 12 of the National Planning Policy Framework.

Impact on Neighbours

- 4.3.7 Policy D3 of the Local Plan permits development that does not result in acceptable harm to 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.
- 4.3.8 The site curtilage is large, meaning that the dwelling is adequately distanced from neighbouring dwellings. Furthermore, the rear garden is well screened by existing boundary treatments, meaning that the minor change in terrace levels would not give rise to any overlooking impacts. Therefore, there would be no unacceptable overlooking, overshadowing or overbearing impacts as a result of the proposed development.
- 4.3.9 Overall, the proposal would not have an unacceptable impact on existing residential amenity and therefore accords with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking

- 4.3.10 The proposal would not impact existing access or parking matters on site and therefore accords with Policy T2 of the NHLP.

Environmental Implications

- 4.3.11 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design'; with which the proposal is commensurate with. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF. There are no other environmental implications as a result of the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.12 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 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 None.

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.

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: 24 April 2026	