

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00442/FPH	Rear conservatory. (Development already carried out).	92 Princes Mews Royston Hertfordshire SG8 9BL

Submitted Plan Nos

6916-1 -01

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions

2.0 **Planning History**

2.1 N/A.

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – None received.

3.2 **Royston Town Council** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is an end of terrace property in Princes Mews, Royston. The site, and indeed the entire estate, has had its permitted development rights removed including Class A.

4.2 **Proposal**

4.2.1 Planning permission is sought for the retention of a single storey conservatory. The development has been built without planning permission on the assumption that the property benefitted from permitted development rights, which is not the case.

4.3 **Key Issues**

4.3.1 The key considerations are design and the impact on the amenities of neighbouring properties.

Design

4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions will be granted if the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.

4.3.3 The development is a modest single storey rear conservatory, finished in plain brickwork and glazed doors/windows with a glazed roof. It measures 3.0m deep, 4.5m wide and 2.5m to eaves.

4.3.4 The development is considered acceptable in design terms. The conservatory is modest in depth and height, is predominantly glazed with some low level brickwork to match the host property and does not dominate the host dwelling. The development is not visible from the street scene.

- 4.3.5 The development is therefore deemed acceptable in design terms and in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.6 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.7 The property is at the end of a row of terraced dwellings, such that No.94 is the only immediate neighbour. Whilst the conservatory is sited right up to the shared boundary, which is divided by a fence, the development is a modest 2.5m to eaves and the part of the extension visible above the fence line is glazed, such that it is not considered overly dominant. There is no loss of privacy or daylight/sunlight resulting from this development.
- 4.3.8 Therefore, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

4.4 **Conclusion**

- 4.4.1 The proposal is considered acceptable in planning terms and in accordance with Policies D1, D2 and D3 of the Local Plan, as well as Section 12 of the NPPF. Planning permission would have been granted for this scheme if an application had been submitted prior to the completion of the development.

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**.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 6 May 2025	