

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00836/S73	Variation of Condition Number 2 (amended plans) of planning permission reference 24/02054/FPH granted on 13.11.2024 for Proposed first floor front extension	2 Shrubby Grove Royston Hertfordshire SG8 9LJ

Submitted Plan Nos

Location Plan MUR/24/02-Rev-A

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places

T2 Parking

2.0 **Site History**

2.1 24/02054/FPH - Proposed first floor front extension

Conditional Permission

3.0 **Representations**

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

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a detached two-storey dwelling with an attached single storey front garage. The ground level slopes from south to north. The dwelling therefore sits at a lower ground level than 1 Shrubbery Grove and at a higher ground level than 3 Shrubbery Grove. The houses within the street are relatively uniform in size and appearance on either side of the street with a mixture of hipped and gable roofs. A large majority of the dwellings on the street have a front garage, a number of these properties have first floor extensions on top of these.

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 This application seeks to vary Condition 2 of the previous planning permission 24/02054/FPH granted 13.11.2024.

4.2.2 Condition 2 relates to the approved plans of the development. The proposal seeks to alter the external wall material from brick to off-white render.

4.3 **Key Issues**

4.3.1 The principle of the development has been established given the extant planning permission. Relevant material considerations relating to the current application are design and impact to neighbour amenity.

Design and Appearance:

4.3.2 The proposal would not extend the property further than the dimensions granted under application ref: 24/02054/FPH. The application is an amendment to alter the materials used on the first-floor front extension from brickwork to off-white render. In my view, this is an

acceptable material and would be sympathetic to the locality and would not cause harm to the character of the dwelling.

- 4.3.3 This is considered in line with Section 12 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

Impact on Neighbouring Properties:

- 4.3.4 The impacts to neighbouring amenity were considered acceptable under 24/02054/FPH. The proposed change of materials would not result in any further impact.
- 4.3.5 This development is therefore considered in accordance with Section 12 of the NPPF and Policy D3 of the Local Plan.

Parking:

- 4.3.6 There is no change to the previously approved parking provision.
- 4.3.7 This development is therefore considered in accordance with Policy T2 of the Local Plan.

Environmental Implications

- 4.3.8 No further implications than the previously approved scheme. BNG is not required for a household extension.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

4.5 **Alternative Options**

- 4.5.1 None applicable.

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 grant of planning application 24/02054/FPH.

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.

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:

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: 7 May 2025	

