

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00516/FPH	Single storey rear extension following demolition of existing detached garage. Hardscaping works (as amended by plan received on 11/05/2026).	38 Briary Lane Royston Hertfordshire SG8 9BU

Submitted Plan Nos

1439-P03D Location plan V2 1438/P02

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

1.4 **Supplementary Planning Design (SPD)**

NHC Design (2011)

NHC Sustainability (2024)

2.0 **Relevant Site History**

2.1 25/01178/FPH - Single storey rear extension and insertion of side door.

The above application was refused based on the design, scale, bulk and excessive depth close to the boundary with the attached neighbour no.40 Briary Lane resulting in a dominant and overbearing impact.

3.0 **Representations**

3.1 **Site and Neighbour Consultation** – One expression of support for the development has been received from the attached neighbour no.40 Briary Lane.

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is situated on the eastern side of Briary Lane, which is accessed from Baldock Street to the north. The land along Briary Lane rises steeply towards the south, resulting in varied site levels within the surrounding area.
- 4.1.2 The site comprises a two-storey, semi-detached dwelling with a detached garage located to the rear and positioned alongside the shared boundary with the neighbouring property No. 36 Briary Lane and similar garage. The property benefits from both front and rear garden areas.
- 4.1.3 The adjoining property No. 40 Briary Lane forms the attached pair and is set at a lower land level relative to the application site.
- 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 Single storey rear extension following demolition of existing detached garage. Hardscaping works (as amended by plan received on 11/05/2026).
- 4.2.2 The application has been amended to include a revised drawing which seeks to reduce the impact on the attached neighbour.

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 detached garage, the proposed development would comprise a single-storey, flat roofed extension to the rear and side of the existing dwelling. The rear extension would be set off the shared boundary with the attached neighbouring property known as No.40 Briary Lane by 1.2 metres. It would extend 4.0 metres from the rear elevation of the existing dwelling before stepping inwards by 2.0 metres and continuing for a further 1.0 metre, resulting in a total rear projection of 5.0 metres.

- 4.3.4 Along the side flank elevation, the extension would project 1.8 metres and would be set back from the front elevation of the existing dwelling by 7.0 metres. When combined with the rear element, it would have an overall depth of 5.3 metres. The extension would have an eaves height of 2.5m and a total height of 3.0m.
- 4.3.5 Openings would comprise of a window, a set of sliding doors to the rear elevation and a window to the front elevation with two roof lanterns.
- 4.3.6 The extension would be finished in materials that match those of the existing dwelling, ensuring visual continuity.
- 4.3.7 Whilst there would be an element of the development visible from the street scene, the setback position ensures it would not be unduly prominent. Furthermore, the scale, form and proportions of the extension is considered sympathetic to the existing dwelling. As such, the extension would not result in harm to the character and appearance of the surrounding area and would be in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.8 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.
- 4.3.9 Whilst it is acknowledged that the site is at a higher land level than the attached neighbouring property No.40 Briary Lane, the proposed extension would be set off the shared boundary and is located due south. As such, any impact in terms of scale, bulk, dominance, loss of light or overshadowing would be limited.
- 4.3.10 With regard to the neighbouring property No. 36 Briary Lane to the south, the proposed development would not give rise to adverse impacts on residential amenity due to the presence of an existing detached garage alongside the shared boundary, which in addition to the difference in land levels would mitigate any potential effects.
- 4.3.11 Overall, it is considered that the proposal would not result in significant harm to the residential amenity of neighbouring occupiers and would be in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.12 The proposed development would result in the loss of a single garage, however, there remains adequate off-street parking for two vehicles.

Biodiversity Net Gain (BNG)

- 4.3.13 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

- 4.3.14 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.
- 4.3.15 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.
- 4.3.16 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. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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: 13 May 2026	