

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01718/FPH	Installation of box dormer to existing front roofslope, single storey extension to detached garage to link garage to existing main dwelling, alterations to existing fenestration and single storey rear extension following demolition of existing rear element.	29 Briary Lane Royston Hertfordshire SG8 9BT

Submitted Plan Nos

Location Plan 2024/26/01 2024/26/02

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

SECN12 Achieving well-designed places

2.0 **Planning History**

2.1 None.

3.0 **Representations**

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

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

3.3 **County Council Archaeology** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached bungalow located on the west side of Briary Lane, Royston. This pair of semi-detached properties are one of four in a row in this part of the street scene, with similar form, proportions, and later additions. The application dwelling is set back from the highway and is on a slightly elevated position, benefitting from a spacious front and rear garden and driveway for at least 3 vehicles

4.2 **Proposal**

4.2.1 Planning permission is sought for the installation of box dormer to existing front roof slope, single storey front and rear extension to detached garage, alterations to existing fenestration and single storey rear extension following demolition of existing rear element.

4.3 **Key Issues**

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

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 proposal incorporates several elements to extend into the roof space and to the rear of the property. The proposed front box dormer window would be set down from the main ridge line and extend across the majority of the front roof slope leaving small gaps either side. It would incorporate two windows facing Briary Lane and be finished in a light-coloured render. The rearward development is centred around the existing detached garage, which is to be retained and extended. The scheme proposes a front extension to this garage, measuring approx. 5.0m deep into the driveway area, and a rear extension to this garage, measuring approx. 3.0m deep into the rear garden. The front extension would link to a proposed single-storey rear extension, measuring approx. 4.0m deep, following removal of an existing rear element. The proposed rear elements and the existing garage would essentially be one whole mass of built form, with a flat roof measuring approx. 3.0m in height. The extensions would be finished in a mixture of light-coloured render and dark grey weatherboarding. The scheme also proposes one window replacement with a smaller unit.
- 4.3.4 It is considered that the proposal is acceptable in design terms. In terms of the front dormer, whilst it would occupy the majority of the roof slope and change the character of the dwelling and its semi-detached neighbour, there are several examples of front dormer windows on bungalows on Briary Lane, including immediately next door at No.27 which is almost identical in scale to this proposal. The materials for this dormer are acceptable and as such, this element is considered sympathetic to the host dwelling and will not result in adverse harm to the character of the street scene. In terms of the rear additions, the extensions to the front and rear of the garage are fairly modest and comprise a flat roof, which matches the existing garage to be retained and the immediate neighbours' garages. The front extension would not be wholly noticeable compared to the existing arrangement, given the setback distance and elevated position. The rear extension to the garage is a modest addition and is acceptable. The proposed rear extension to the dwelling which would link to the front extension to the garage/existing garage, is also deemed acceptable in design terms, given its modest height of approx. 3.0m and depth at 4.0m, which is considered reasonable in this instance. The choice of materials for the rear elements are sympathetic to the main dwelling as it is not uncommon to use render/weatherboarding on rear elements of red brick buildings. The window alterations are modest and are acceptable.

- 4.3.5 The proposal 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 site benefits from two immediate neighbours, the semi-detached neighbour at No.31, and the detached neighbour at No.27.

- 4.3.8 In respect of No.31, the single-storey rear extension to the dwelling will be the element most visible from this neighbour. The extension would be sited right up to the boundary with No.31, measuring approx. 4.0m deep with a flat roof measuring 3.0m in height. The existing rear element at this site is a conservatory that is set off the boundary, such that it is accepted that the neighbour will see the proposed extension and it will have a greater impact. However, the 4.0m depth is only 1.0m deeper than that which would be allowed under Class A permitted development rights and the LPA have approved extensions of such a depth in similar situations in the district. Moreover, the extension on the neighbour's side is to be finished in light render, which will soften its bulk and dominance to a fair degree. Overall, whilst the rear extension will have a greater impact on this neighbour compared to the existing situation, it is considered that this element will not result in materially adverse harm to the amenity and reasonable living conditions of this neighbour, in respect of overdominance, loss of daylight/sunlight and loss of privacy.
- 4.3.9 In respect of No.27, the front and rear extensions to the existing garage will be the most visible changes from this side. This neighbour has an existing detached garage of similar form and scale to the garage to be extended at the application site. Therefore, it is considered that the 3.0m deep rear extension to the garage is modest and given its location away from this neighbour and the fact it will largely be screened by the neighbour's garage, it will not result in material harm to amenity. The front extension to the garage will extend further forward than the neighbour's garage, but it will be broadly in line with the neighbour's rear extension and not extend past their front door. As such, it is considered that this will not result in materially adverse harm to the amenity and reasonable living conditions of this neighbour, in respect of overdominance, loss of daylight/sunlight and loss of privacy.

4.3.10 This is in line with Policy D3 of the Local Plan.

Parking

- 4.3.11 The dwelling has 3 bedrooms at present and the proposal would increase this number to 4. The property has off-street parking for 3 vehicles and the proposal would retain this number, which complies with Policy T2 of the Local Plan.

Biodiversity Net Gain

- 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 as it is a householder application.

4.4 Conclusion

- 4.4.1 The proposal is considered acceptable in planning terms and in accordance with the relevant policy provisions within the local plan framework.

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 extensions hereby permitted shall only be finished in the materials as stated on drawing number 2024/26/02 and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development is in-keeping with the host property and 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 September 2024	