

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00507/FPH	Single storey rear extension, raised patio and alterations to ground levels including installation of access steps to rear and side elevations following demolition of existing rear conservatory	19 Shaftesbury Way Royston Hertfordshire SG8 9DE
<u>Submitted Plan Nos</u>		
2340_YPUK_P001 2340_YPUK_P002 2340_YPUK_P003 2340_YPUK_P004(A) 2340_YPUK_P004(B) 2340_YPUK_P005 P2 2340_YPUK_P006(A) P2 2340_YPUK_P006(B) P2		

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

1.3 **Supplementary Planning Design (SPD)**

NHC Sustainability (2024)

2.0 **Relevant Site History**

2.1 None.

3.0 **Representations**

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

3.2 **Royston Town Council** – No objection subject to condition, hence noted as an objection on the following grounds:

- Any external lighting to face downward to avoid additional light pollution.

3.3 Ward Councillors were notified of the objection and did not support a call-in to PCC.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is located on the southwest side of Shaftesbury Way and comprises of a two-storey detached residential dwellinghouse with gardens to front and rear. The rear garden slopes down to the southeast where it meets a steep bank. The rear garden and bank are separated by a pedestrian pathway which provides a link between the wider estate to the east with Grange Bottom to the west. Given the gradient of the estate, the property to the northwest is positioned at a lower ground level and is set back from the footprint of the dwelling at no.19. The parcel of land immediately to the southeast is subject to Tree Preservation Order TPO/00207(2023).
- 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, raised patio and alterations to ground levels including installation of access steps to rear and side elevations following demolition of existing rear conservatory.
- 4.2.2 The description of development has been amended to include the raised patio.

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 rear conservatory, the proposed development comprises the construction of a single storey rear extension. The extension would project 3.6 metres from the existing rear elevation of the dwelling and would extend full width. The roof would take the form of a low monopitch design. Openings would be confined to the rear elevation only and would include four velux rooflights. Beyond the set of patio doors, a 1.0 metre deep by 2.6-metre-wide raised patio with a height of 0.8 metres would be formed, an increase of 0.3 metres above the existing ground level with stepped access beyond leading down to the rear garden. Whilst the proposed raised

patio and newly formed stepped access would extend beyond that of the existing patio and steps, it would remain aligned with the flank elevation of the dwelling and set back from the rear elevation of the neighbouring dwelling no.21 Shaftesbury Way. All materials would match those of the existing dwelling.

- 4.3.4 Alterations are also proposed to the southeast side of the dwelling, involving changes to the ground level of the existing pathway leading from the side gate to the rear garden. These works include the formation of an additional set of steps, positioned alongside the proposed extension, providing access to the rear garden.
- 4.3.5 The proposed development would be visible in views from the south and west. However, given its relatively minor scale, it would not appear out of keeping with the general character of the area.
- 4.3.6 I am satisfied that the scale and design of the proposed extension, raised patio and groundworks would be sympathetic to the existing dwelling and would not result in harm the visual amenity of the 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:

- 4.3.7 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.
- 4.3.8 I am satisfied that the proposed extension, raised patio and groundworks, by virtue of their position on the property and relationship to existing built form, would not impact existing residential amenity to any significant degree and would be in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.9 The proposed development does not alter existing parking arrangements on site.

Biodiversity Net Gain (BNG)

- 4.3.10 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

- 4.3.11 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.
- 4.3.12 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.

- 4.3.13 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. 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: 28 April 2026	