

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01395/FPH	Two storey front extension, first floor side extension over existing side element and alterations to first floor fenestration. Erection of front porch canopy.	15 Hollies Close Royston Hertfordshire SG8 7DZ

Submitted Plan Nos

1199-01

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

Policy T2 – Parking

1.3 **Supplementary Planning Design (SPD)**

NHC Sustainability (2024)

2.0 **Relevant Site History**

- 2.1 Permission was granted and implemented under 19/03068/FPH for a single storey side and rear extension to link house to existing detached garage.

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received.

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is located on the southern side of Hollies Close, with its rear boundary adjoining the Tall Trees estate, which is subject to a Tree Preservation Order. The site comprises a two-storey detached dwelling with attached garage having previously been incorporated into an extension granted under 19/03068/FPH. The garage is attached to the neighbour's garage to the west known as No. 13 Hollies Close, and benefits from gardens to the front, side and rear. Albeit No.13 has a degree of symmetry with the application site, properties within this section of Hollies Close display a varied range of designs, resulting in a mixed street scene.

- 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 Two storey front extension, first floor side extension over existing side element and alterations to first floor fenestration. Erection of front porch canopy.

4.2.2 The application is accompanied by a Design and Access Statement.

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 The proposed two storey front extension would introduce a contemporary addition to the dwelling and, together with the reconfiguration of the existing internal layout, would facilitate the provision of a new staircase with gallery landing. The extension would be set back from the principal elevation and would incorporate a newly formed main entrance with a canopy over.

4.3.4 In addition, a first floor extension would be constructed above an existing ground floor element on the western side of the dwelling, providing an improved internal layout and an additional bedroom. The roofs of the proposed extensions have been designed to integrate with the existing roof form, ensuring a cohesive and sympathetic relationship with the host dwelling.

4.3.5 The front extension would be finished in vertical timber cladding, while the side extension would be rendered to match, or closely complement, those of the existing dwelling, ensuring visual continuity and an appropriate relationship with the host dwelling.

4.3.6 Whilst there is a degree of symmetry between the property and its neighbour to the west No.13 Hollies Close, the spacing between the dwellings, created by the garages, provides an open view towards the Tall Trees estate to the south. This view would be retained as part of the proposed development and is considered to form a valuable break in built form. As such the proposal would preserve the spacious character of this part of Hollies Close and would not result in harm to visual amenity.

4.3.7 I am satisfied that the scale, form and proportions of the proposed extensions would be sympathetic to the existing dwelling and would not 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:

- 4.3.8 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 I am satisfied that the proposed extension, by virtue of its position on the property and its 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:

- 4.3.10 The proposed development would result in the addition of one bedroom to the property, increasing the total number to five. The site benefits from sufficient off-street car parking able to accommodate at least two cars and would be in compliance with local planning policy.

Biodiversity Net Gain (BNG)

- 4.3.11 The development is not subject to the statutory biodiversity gain condition, as it falls within one of the exemptions set out in paragraph 17 of Schedule 7A to the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Environmental Implications

- 4.3.12 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.
- 4.3.13 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.
- 4.3.14 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.

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: 14 July 2026	

