

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00055/FPH	Single storey side and single storey rear extension following demolition of existing side extension and link-attached garage and rear sun room. Replace existing front porch flat roof with pitched roof. Installation of external cladding/rendering (as amended by plan received on 10/02/2025).	2 Cedar Crescent Royston Hertfordshire SG8 5BP

Submitted Plan Nos

Location Plan 24274 PL03 24274 PL04 24274 PL05 24274 PL06 24274 PL23 A 24274 PL24 A 24274 PL25 B

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2023 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed and beautiful places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

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

2.0 **Relevant Site History**

- 2.1 24/02397/FPH - Two storey side and single storey rear extension following demolition of existing side extension and link-attached garage and rear sunroom. Replace existing front porch flat roof with pitched roof. Installation of external cladding/rendering. Refused for the following reason:

The proposed two-storey front extension, by virtue of its design and scale, forward of the principal elevation with front facing gable, would dominate the host property and result in an unsympathetic addition to the existing dwelling which would fail to respond positively to the site's local context and surrounding street scene contrary to Policies SP1, SP9, D1 and D2 of the North Hertfordshire Local Plan 2011-2031 and Section 12 of the NPPF (2023).

3.0 **Representations**

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

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 2 Cedar Crescent comprises of a two-storey, detached residential dwelling with attached garage to the west. An open plan gardens exist to the front which is a feature of this part of the estate. A detached bungalow sits to the rear of 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 side and single storey rear extension following demolition of existing side extension and link-attached garage and rear sun room. Replace existing front porch flat roof with pitched roof. Installation of external cladding/rendering (as amended by plan received on 10/02/2025).
- 4.2.2 The amended plan shows a render external finish to the front elevation of the extension as opposed to the original plan which was part render part vertical cladding.

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 and beautiful 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 communities*”. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 The proposed alteration to the front porch would see the existing monopitch roof replaced with a pitched gable roof. No alterations are proposed to the openings however the existing vertical timber cladding to the front elevation of the dwelling would be replaced with a natural timber composite vertical cladding.

- 4.3.4 Following demolition of the existing single storey structures the development would see the erection of a single storey side extension which would extend to the rear of the dwelling to match that of the existing sunroom with an increase in width to 5.0 metres. The roof form would be flat having a height of 2.9 metres. Openings would comprise of two windows to the front elevation and a set of bi-folding doors to the east elevation with the addition of two roof lanterns. Materials would be white render to the front elevation, natural timber vertical cladding to the rear elevation with both render and cladding wrapping the corner points of the west elevation which would then continue in a brick finish. Windows and doors to the front elevation of the extension would be white uPVC or aluminium and to the rear either anthracite or timber.
- 4.3.5 The dwelling is set back from the highway and benefits from an open plan frontage which matches the general appearance of this part of the estate. There is evidence of render finish to the neighbouring property to the west no.4 Cedar Crescent and to a minor side extension to the dwelling opposite the application site, no.1 Cedar Crescent. Given the minor scale of the proposed extension I find it acceptable.

Impact on Neighbouring Properties:

- 4.3.6 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 NHLP.
- 4.3.7 The single storey nature of the development would not impact existing residential amenity to a significant degree and is acceptable.

Highways and Parking:

- 4.3.8 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.9 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental Implications:

- 4.3.10 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 North Herts Local Plan, which sets out that development proposal 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.
- 4.3.11 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

4.4 **Conclusion**

4.4.1 The proposed development complies with Policies SP1, SP9, D1, D2 and D3 and of the NHLP 2011-2031 and Sections 2 and 12 of the NPPF 2023.

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. 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: 25 February 2025	