

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02373/FPH	Two storey side extension; part two storey and part single storey rear extension including Juliet balcony following demolition of existing side element. Installation of rear access steps and front hardscaping works to provide two car parking spaces. Alterations to fenestration and external render.	12 Days Close Royston Hertfordshire SG8 9DH

Submitted Plan Nos

2993.01A 2993.04 2993.09B

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
T2	Parking
SECN12	Achieving well-designed places

2.0 **Site History**

- 2.1 25/00827/FPH - Two storey side extension; part two storey and part single storey rear extension including Juliet balcony following demolition of existing side element. Installation of rear access steps and front hardscaping works to provide two car parking spaces. Alterations to fenestration and external render.

Refused.

Neighbouring properties:

10 Days Close

- 2.2 21/02752/FPH – Erection of front elevation porch canopy, and part single storey, part two storey side extension following demolition of existing side elevation outbuilding (as amended by plans received 26/11/21) Conditional Permission.

3.0 **Representations**

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

3.2 **Royston Town Council** – None received.

3.3 **Rights of Way (Footpaths Unit)** –

Running along the western and southern boundaries of the property is a Public Right of Way, 'Royston Footpath 007'. It is of paramount importance that the footpath remains open and unobstructed at all times whilst any works are taking place. Vehicles, tools and machinery should not be left obstructing the footpath, and whilst works are ongoing, care must be taken to ensure the safety of the public using the footpath. If, for safety reasons, it becomes necessary to close the Public Right of Way, then a Temporary Traffic Regulation Order must be applied for and granted from Hertfordshire County Council as the Local Highways Authority before works can take place.

Any spillage of materials or damage to the surface of the Public Footpath shall be reinstated and repaired in accordance with HCCs approved specification.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises an end terrace, two storey dwelling on the north side of Days Close in a residential part of Royston. The ground level slopes northwards, away from the highway meaning that the dwelling sits at a lower ground level and this ground level continues to decline towards the rear of the garden. The site has a public footpath running along the western boundary. The dwelling has a single storey garage outbuilding attached to the side of the dwelling. Dwellings on this side of the road do not benefit from driveways and are reliant on on-street parking. The dwelling sits at a lower ground level than the detached neighbour at 10 Days Close.

4.1.2 The surrounding streetscene is predominantly two storey terraced dwellings with a variety of materials and finishes. 12 Days Close has blue painted brickwork. With exception to 10 Days Close, few dwellings on this street have been extended.

4.2 **Proposal**

4.2.1 Consent is sought for:

"Two storey side extension; part two storey and part single storey rear extension including Juliet balcony following demolition of existing side element. Installation of rear access steps and front hardscaping works to provide two car parking spaces. Alterations to fenestration and external render."

4.2.2 The proposed dimensions are:

- Single storey element – 5m deep, 11.35m wide and 3.29m to eaves (flat roof).
- Two storey rear – 4.35m deep, 5.1m wide, 5.45m to eaves and 7.63m to ridge (gable end).
- Side extension – 5.05m wide, 9.8m deep, 5.45m to eaves and 7.95m to ridge.

4.2.3 Materials:

Roof – Match Existing (Plain tiles)

Windows – Match existing (white uPVC)

Walls – Soft white render.

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 impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design

4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

4.3.3 The proposed extension has been designed to mimic 10 Days Close as seen from the street scene and therefore would not harm the character of the building or the street scene. The rear element would be visible from the footpath, however the gables have been designed with a modest roof form which sits below the existing ridge line with sympathetic eaves and materials.

Impact on Neighbours

4.3.4 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.

Potential Impact on No 14

- 4.3.5 No 14 is the attached neighbour to the application property. The proposed extension would be set off the boundary by 2m which would help mitigate any overbearing harm. The first-floor element is further set into the site. As such, there would not be any unacceptable loss of light or overbearing harm.

Potential Impact on the Footpath

- 4.3.6 The proposed extensions would be set off the boundary with the footpath by 2.38m and would be 2 storey in height. Due to the orientation, the proposal would result in some loss of light to the footpath. However, this harm is considered minimal.

Potential Impact on No 10

- 4.3.7 The proposed extension would be set approximately 4.5m off the boundary with no 10 and would project beyond the rear building line of the neighbouring side extension by approximately 4m. Due to the distance off the boundary, no unacceptable harm would be caused. The side facing windows would serve bathrooms and therefore would be obscure glazed and non-opening below 1.7m and would not cause harm to the amenity of no 10.

Highways and Parking:

- 4.3.8 The proposed development would result in the gain of two vehicle parking spaces to the front of the dwelling and therefore complies with Policy T2 of the Local Plan.

Environmental Implications

- 4.3.9 The proposed development would be relatively small in scale and 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.

Biodiversity Net Gain:

- 4.3.10 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.

4.4 **Conclusion**

- 4.4.1 Acceptable in planning terms.

4.5 **Alternative Options**

- 4.5.1 None applicable

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 and alterations hereby permitted shall only be finished in the materials as stated on the application form and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the building 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 3 November 2025	