

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00178/FPH	Single storey rear extension, alterations to existing external walls and fenestration, and insertion of front rooflight to existing roof, following demolition of existing rear extension (as amended by plans received on 18/02/2026).	34 Victoria Crescent Royston Hertfordshire SG8 7AX

Submitted Plan Nos

PL-499 PL-500A PL-505 Rev B PL-506 Rev B

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

1.4 **Supplementary Planning Design (SPD)**

NHC Sustainability (2024)

2.0 **Relevant Site History**

2.1 10/01449/1 - Erection of 2 x 4 bedroom semi-detached dwellings, with 6 associated parking spaces following demolition of existing bungalow (renewal of Planning permission 07/02202/1 granted 01.11.2007). Conditional Permission.

2.2 07/02202/1 - Erection of 2 x 4 bedroom semi-detached dwellings, with 6 associated parking spaces following demolition of existing bungalow (as variation of planning permission 07/01267/1 granted 24 July 2007). Conditional Permission.

2.3 07/01267/1 - Erection of 2 x 3 bedroom semi-detached dwellings with 6 associated parking spaces following demolition of existing bungalow. Conditional Permission

3.0 **Representations**

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

3.2 **Royston Town Council** – No objection subject to proposed wood burner to be fitted by a HETAS qualified engineer.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is located on the north side of Victoria Crescent and comprises of a detached bungalow with front and rear gardens, attached garage to the east and detached timber outbuilding to the rear of the garage. The existing bungalow displays a modest design with a hipped roof. Its position in the street scene means that it is separated from the highway by a low-level brick wall to the front boundary and mature hedgerow. Properties either side of the application site are two-storey residential dwellings.

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, alterations to existing external walls and fenestration, and insertion of front rooflight to existing roof, following demolition of existing rear extension (as amended by plans received on 18/02/2026).

4.2.2 The amended plans retain the front door as existing and reduces the height of a proposed flue which will be painted black.

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 development would see a full-width extension which would project 4.5 metres beyond the rear elevation of the host dwelling to provide additional habitable accommodation. The roof would take a pitched form and would encompass the existing rear hipped roof. The proposed ridge height of the extension would be set below the ridge height of the host dwelling and would form a vaulted ceiling over the extended space. The west side roof slope would see the installation of a flue for a wood burner, and each side roof slope together with the existing front roof slope would see the installation of a velux rooflight. Changes to the fenestration include the formation of two new window openings and changes to an existing bay window to provide a doorway on the west elevation. In addition, the fenestration would change from white to a light grey colour throughout the property. The external finish, currently a painted roughcast render would be continued on the extension with a colour change to oyster white RAL 1013. The colour of the fenestration would change from white to a light grey RAL 7040.

- 4.3.4 Whilst the extension is significant, the size of the plot, footprint of the host dwelling, and relationship to existing built form evidence that a proposal of this scale, in this location is acceptable. I note that windows to properties in the immediate vicinity of the property are white, albeit with the exception of the neighbouring property to the east no.38 Victoria Crescent being a dark grey. Given the single storey nature of the property and mix of design styles, I do not consider the replacement of white uPVC windows with aluminium windows in a light grey being so harmful to the street scene as to warrant a refusal of the application.
- 4.3.5 The position and height of a proposed flue, would mean its impact on the character and appearance of the street scene would be limited due to the positioning of existing built form to the west.
- 4.3.6 I am satisfied that the scale and design of the proposed extension and changes to the fenestration 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:

- 4.3.7 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 A comment has been received from Royston Town Council requesting installation of wood burner by a qualified engineer. Installation is beyond the control of planning legislation.
- 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.
- 4.3.10 I am satisfied that the proposal is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.11 The dwelling is served by sufficient off-street parking spaces which would not be affected by the proposed development and is therefore considered to be in accordance with Policy T2 of the Local Plan.

Biodiversity Net Gain (BNG)

- 4.3.12 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

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

4.3.14 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.

4.3.15 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. 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 24 March 2026	