

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00095/FPH	First floor rear extension with pitched roof (amended plans received 25/02/2025).	19 Foxglove Bank Royston Hertfordshire SG8 9TH

Submitted Plan Nos

0224PL099 0224PL100 0224PL101 0224PL104_A 0224PL102 0224PL103

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

SP1 Sustainable development in North Herts

T2 Parking

2.0 **Relevant Site History**

2.1 None.

3.0 **Representations**

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

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises a detached two storey residential dwelling on the north side of Foxglove Bank in a residential part of Royston. The dwelling is set back from the road by approximately 11m and has an outbuilding to the rear. The dwelling does not benefit from permitted development rights.

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 First floor rear extension with pitched roof.

4.2.2 The proposed extension would be approximately 2.25m in depth, 2.7m in width with a hipped roof with eaves at 5m and a ridge at 6.1m. The proposed materials are brown concrete tile roof, grey composite cladding walls, agate grey uPVC windows.

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 extensions have been designed with a roof form, eaves and ridge height that is sympathetic to the existing dwelling. The scale of the extensions would ensure a subordinate relationship. Although the use of cladding would be a departure from the brickwork on the existing dwelling, the proposed extension would be sited to the rear and therefore would not affect the character of the dwelling as seen from the public realm. I therefore consider that the scale and design of the proposed development to be compliant with policy D1 and D2 and Section 12 of the NPPF.

Impact on Neighbouring Properties:

4.3.5 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.

4.3.6 Due to the orientation of the dwellings, the extension would only be visible to No 21 Foxglove Bank. Due to the cul-de-sac layout of the site, these dwellings are angled away from each other so that the rear of the dwellings sit further apart than the fronts. As such, the proposed extension would not extend beyond the rear elevation of either property and would be set off the boundary by 2.75m and the neighbouring dwelling by 5m. Due to the subordinate ridge

height, the extension is unlikely to result in any loss of light from the west than is already contributed by the host dwelling itself. No side windows are proposed, the proposed rear windows would have views down garden and due to the orientation, away from either neighbour. Therefore, no loss of privacy.

- 4.3.7 The proposed development is considered to be compliant with policy D3 of the Local Plan.

Highways and Parking:

- 4.3.8 The proposed development would enlarge the existing fourth bedroom. The existing driveway would be retained and the site would have sufficient parking space for 2 cars. Therefore, there would be no car parking issues arising from the proposed development. The proposal would be compliant with Policy T2 of the Local Plan.

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 is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the NHLP 2011-2031 and Sections 2, 12 and 14 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.

Biodiversity Net Gain

This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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: 25 February 2025	