

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02054/FPH	Proposed first floor front extension	2 Shrubbery Grove Royston Hertfordshire SG8 9LJ

Submitted Plan Nos

Location Plan MUR/24/01 MUR/24/02 MUR/24/03

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

SP1 Sustainable development in North Herts

SP9 Design and Sustainability

2.0 **Relevant Site History**

2.1 None relevant.

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 The application site comprises of a detached two-storey dwelling with an attached single storey front garage. The ground level slopes from south to north. The dwelling therefore sits at a lower ground level than 1 Shrubbery Grove and at a higher ground level than 3 Shrubbery Grove. The houses within the street are relatively uniform in size and appearance on either side of the street with a mixture of hipped and gable roofs. A large majority of the dwellings on the street have a front garage, a number of these properties have first floor extensions on top of these.

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 Proposed first floor front extension and porch canopy.

4.2.2 The first-floor extension would be 5.58m wide, 7.75m wide, 5.17m high eaves and 6.65m high ridge. The proposed materials are black timber boarding to the exterior, brown concrete roof tiles and 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 application seeks to construct a hipped roofed first floor extension on top of the footprint of the existing front garage. The garage door and usage at ground level will be retained. The eaves height, ridge height and roof pitch would be similar to the existing dwelling and would ensure a subordinate relationship. This would be further ensured by the proposed materials which match the existing dwelling and other dwellings within the street.

4.3.4 Given the number of other properties with similar extensions on this street, such as 9 and 21 Shrubbery Grove and the distance from the highway, I am satisfied there would be no adverse impact to the appearance of the street scene and that the scale and design of the proposed development is acceptable.

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 The proposed extension would be due south of 3 Shrubby Grove and would extend beyond their front elevation. This neighbour has one side window serving a bathroom and a front window which is set away from the boundary. The proposed extension would be approximately 4m away from the neighbouring dwelling. This front window would have some acute views of the proposed extension but in my view due to the angle and the depth of the proposed extension this would not result in any unacceptable harm. Whilst the extension would be noticeable from the side window, this does not serve a primary habitable room and therefore the minor harm is considered acceptable. Due to the orientation of the extension, any loss of light would be limited to the neighbouring front driveway and would be a minor addition to the light already obscured by the trees along the frontage of No.1 and No.2 Shrubby Grove.
- 4.3.7 The extension would have 2 side windows facing towards 1 Shrubby Grove and 1 window facing towards 3 Shrubby Grove. The former would overlook a front garden area and therefore would not have any overlooking of private amenity and would not provide overlooking of any neighbouring windows. The latter would face towards the side elevation of 3 Shrubby Grove which also has a side window, and the proposed window would serve a bathroom, I recommend a condition for obscure glazing.

Highways and Parking:

- 4.3.8 The proposed development would result in an additional bedroom. However, the garage would be retained, and the site has a sufficient parking space for 2 cars on their driveway. 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 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.

3. The window at first floor level on the north elevation of the development hereby permitted shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 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: 12 November 2024	