

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

26/01959/FPH

Single storey rear extension

31 Rosecomb

Royston

Hertfordshire

SG8 9FL

Submitted Plan Nos

01 02 03 04 05 06 07 08 09 10 11 12 13 14

1.0 Policies

SECN5

Meeting the challenge of Climate Change

SECN14

Achieving well-designed places

- D1 Sustainable design
- D2 House exts, replcmnt dwellings outbuild
- D3 Protecting living conditions
- T2 Parking

2.0 **Relevant Site History**

- 2.1 No relevant site history.

3.0 **Representations**

- 3.1 **Site Notice and Neighbour Consultation** – 1no. received in objection (No.29 Rosecomb). Concerns regarding loss of privacy, loss of light, close proximity to boundary, design not sympathetic to locality.
- 3.2 **Royston Town Council** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a semi-detached two-storey dwelling located on Rosecomb, Royston. The site benefits from front parking provision and a small rear garden, which is enclosed by closeboard fencing. The site is within the Royston settlement boundary.

4.2 **Proposal**

- 4.2.1 Single storey rear extension.

4.3 Key Issues

4.3.1 The key issues for consideration are as follows:

- Design and impact on local character;
- Impact on neighbour amenity;
- Highways and parking matters;
- Climate change;
- Biodiversity Net Gain (BNG).

Design and Impact on Local Character

4.3.2 Policies D1 and D2 of the North Herts Local Plan (NHLP) require that development proposals respond positively to the site's local context. Policy D2 specifies that extensions to houses should be sympathetic to the main dwelling in terms of scale, form and orientation. These policies are broadly consistent with Chapter 14 of the National Planning Policy Framework 2026 (NPPF).

4.3.3 The scale of the proposed single storey extension would be significant, measuring 6m in depth along the boundary, with a width of 7.7m which would exceed the width of the host dwelling. Consequently, the footprint of the extension would almost match the footprint of the host dwelling. The bulk of the extension would be accentuated by the flat roof design, which is not commensurate with the established gable roof character of the locality.

4.3.4 The bulk and design of the proposed extension would not be sympathetic to the character host dwelling or the locality. Therefore, the proposal is contrary to Policies D1 and D2 of the NHLP, as well as Chapter 14 of the NPPF.

Impact on Neighbours

4.3.5 Policy D3 of the Local Plan permits development which would not harm the amenity of neighbouring occupiers and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.

4.3.6 The extension would be situated along the north boundary which is shared with no.29 Rosecomb, leaving a separation gap of approximately 0.01m between the extension and the fence. No.31 and 29 Rosecomb are semi-detached dwellings, each with typically small rear gardens. Therefore, I consider that the bulk of the extension, at 2.7m in height immediately along the north boundary, would be overbearing to no.29 Rosecomb by an unacceptable degree.

4.3.7 The extension would run along the north boundary, which is treated by close boarded timber fencing of approximately 2m in height. At single storey level and within 0.01m of the boundary, outlook of the rear garden of no.29 Rosecomb would be considerably restricted. The orientation of the extension, combined with the existing impact of the boundary fence, means that overshadowing impacts would be limited.

- 4.3.8 On account of unacceptable overbearing impacts to no.29 Rosecomb, the proposal is contrary to Policy D3 of the NHLP.

Highways and Parking

- 4.3.9 The proposal does not propose any additional bedrooms and would not impact the existing parking provision on site. The proposal therefore accords with Policy T2 of the NHLP.

Climate Change

- 4.3.10 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation. The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore complies with Policy D1 of the NHLP and Chapter 5 of the NPPF.

Biodiversity Net Gain (BNG)

- 4.3.11 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **REFUSED**.

4.5 **Alternative Options**

- 4.5.1 None applicable.

5.0 **Recommendation**

- 5.1 That planning permission be **REFUSED** for the following reasons:

1. The combined scale and design of the extension would not be sympathetic to the character of the host dwelling, no.31 Rosecomb, or the locality. The design of the extension is therefore contrary to Policies D1 and D2 of the North Hertfordshire Local Plan 2011-2031, as well as Chapter 14 of the National Planning Policy Framework 2026.

2. The scale and positioning of the extension would result in unacceptable bulk along the north boundary. The extension would therefore result in unacceptable overbearing impacts to neighbouring dwelling, no.29 Rosecomb, which is contrary to Policy D3 of the North Hertfordshire Local Plan 2011-2031.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 7 October 2026	