

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00444/FPH	Single storey side infill extension.	82 King James Way Royston Hertfordshire SG8 7EF

Submitted Plan Nos

Location Plan 2025- 038A 2025-036A 2025-037C 2024- 091A

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

T2 Parking

2.0 **Site History**

2.1 24/02695/LDCP - Single storey side and rear extensions.

Granted.

3.0 **Representations**

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

3.2 **Neighbour Representations** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on the North-West corner of King James Way. The dwelling is a detached bungalow which is oriented perpendicular to the highway. The highway wraps around the dwelling giving the dwelling a small rear garden and large side garden to the east. Although all the land included within the red of the location plan is included on the applicant's title deed, I consider the land to the rear between the applicant's rear fence and the highway to be public amenity land which sits outside of the domestic curtilage of the dwelling and therefore does not benefit from residential permitted development rights.

4.1.2 The southern elevation contains the primary access into the dwelling with a porch canopy which I consider to be one of the main architectural features of the dwelling. As such I consider this to be the principal elevation.

4.2 **Proposal**

4.2.1 Single storey side infill extension.

4.2.2 The proposed extension would be approximately 3.9m in depth, 4m in width with a gable roof with eaves at 2.5m and a peak at 4m. The proposed materials are plain roof tiles, red matching brickwork and white uPVC windows and doors to match the existing.

4.3 **Key Issues**

4.3.1 The key issues in this case are the design of the development relative to the main dwelling and the impact the development has on the reasonable living conditions of the neighbouring properties.

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 would be a subordinate addition to the dwelling with a sympathetic roof form, materials and scale.

4.3.4 This is considered in line with Section 12 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

Impact on Neighbours

4.3.5 The proposed extension would be set away from any neighbouring boundary and would have a modest eaves height which would not have an adverse impact on any neighbouring amenity.

4.3.6 The site features a large garden; the acceptable design and modest scale is appropriate for the local context and therefore would not cause any harm on the amenity of future occupiers.

4.3.7 This development is therefore considered in accordance with Section 12 of the NPPF.

Highways and Parking:

4.3.8 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location 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 Overall, as stated above it is considered that the proposed development is compliant with the necessary provisions of the Local Plan policies and the guidelines set out in the NPPF.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

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 extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: 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: 25 April 2025	