

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01396/FPH	Single storey rear extension following demolition of existing extension	24 Jeffrey Close Royston Hertfordshire SG8 5DL

Submitted Plan Nos

Location Plan 8-24-1 8-24-2

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Relevant Site History**

No relevant site history.

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 property is a two-storey, end-terrace dwelling located on the western side of Jeffrey Close, Royston. It has a driveway and existing front extension with a garage and existing rear extension.

4.2 **Proposal**

4.2.1 The application seeks to construct a single storey rear extension following the demolition of the rear existing extension.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The extension is sympathetic to the existing house and does not dominate adjoining properties.

Design and Appearance:

4.3.2 The proposed rear extension would project 3.0m from the original rear elevation with a width of 5.9m. These are the same dimensions as the existing extension. The proposed extension will change the pitch of the roof to match the existing extension of the neighbours at 22 Jeffrey Close. The proposed materials match the existing materials.

4.3.6 The proposed development, in my view, is of a minor scale which is sympathetic to the exiting dwelling and is to the rear so does not result in any visual harm to the street scene or impact its character and appearance. As such, the proposed development complies with Policy D1 of the NHLP.

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 NHLP.

4.3.8 No objections have been received from neighbouring properties and given the minor nature of the works I am satisfied that there would be no loss to existing residential amenity as a result of the proposed development.

Highways and Parking:

4.3.9 The development does not include an increase in the number of bedrooms or introduce a commercial aspect and therefore there would be no car parking issues arising from the development.

Biodiversity Net Gain:

4.3.10 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 The proposed development is considered acceptable and in accordance Policies D1, D2, D3 and of the NHLP 2011-2031.

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 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: 8 October 2024	