

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02397/FPH	Two storey side and single storey rear extension following demolition of existing side extension and link-attached garage and rear sun room. Replace existing front porch flat roof with pitched roof. Installation of external cladding/rendering.	2 Cedar Crescent Royston Hertfordshire SG8 5BP
<u>Submitted Plan Nos</u>		
Location Plan 24274 PL03 24274 PL04 24274 PL05 1 and 2 24274 PL06 3 and 4 24274 PL13A 24274 PL14 24274 PL15A 1 and 2 24274 PL16B 3 and 4		

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2023 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed and beautiful places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

1.3 **Supplementary Planning Document**

North Hertfordshire Design Guide 2011

2.0 **Relevant Site History**

2.1 None.

3.0 **Representations**

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

3.2 **Royston Town Council** – No objection but request for swift bricks, bat boxes and hedgehog friendly fencing with any outside lighting to be downward facing.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 2 Cedar Crescent comprises of a two-storey, detached residential dwelling with attached garage to the west. Gardens exist to the front, east side and rear of the dwelling. A detached bungalow is sited to the rear of the application site.
- 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 Two storey side and single storey rear extension following demolition of existing side extension and link-attached garage and rear sun room. Replace existing front porch flat roof with pitched roof. Installation of external cladding/rendering.

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 alteration to the front porch would see the existing monopitch roof replaced with a pitched roof. No alterations are proposed to the openings, however the front elevation top section would see the inclusion of external cladding with all other materials to match the existing dwelling. The proposed alterations would be visible to from the streetscene, however, given the separation distance between the dwelling and the highway and minor scale of the works, the development is considered acceptable.
- 4.3.4 The proposed side extension would project slightly forward of the existing principal elevation. The depth of the extension, including the rear extension would extend approximately 10.0m at ground floor level with the first floor extending for approximately 8.0m as measured from the existing front elevation of the dwelling. The width would be approximately 4.8m. The roof form of the two-storey element would be pitched and would sit below the ridge height of the existing dwelling. Openings would comprise of two windows at ground floor level and one window at first floor level to the front elevation with a set of bi-folding doors at ground floor level and a window at first floor level to the two-storey extension of the east elevation. Materials would include a mix of brickwork,

render and external cladding with roofing materials to match the existing dwelling. In principle the addition of a two-storey side extension is acceptable, however, the design and bulk of the front facing gable extension to the dwelling is considered contrary to the aims of Policy D1 of the NHLP in that the design fails to enhance the public realm. In addition, the proposed development is also considered to conflict with the aims of Policy D2 of the NHLP in that it fails to be sympathetic to the existing dwelling in terms of scale and bulk. The single-storey extension to the rear I raise no objections. In further support of failure to comply with Policies D1 and D2 of the NHLP, Para 131, Section 12 of the NPPF recognises the importance of good design as a key aspect of sustainable development. Para 135 goes on to ensure that developments function well and add to the overall quality of the area and be visually attractive which this application fails to do.

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 dwelling, the introduction of a two-storey extension to the west side of the dwelling is unlikely to have any significant impact on the single-storey bungalow to the rear. In terms of the neighbouring property to the west, 4 Cedar Crescent, the footprint of this dwelling is set back from that of the application site and is unlikely to be affected to any significant degree. As such I find the proposed development acceptable.

Highways and Parking:

- 4.3.7 The proposed development would result in the addition of one bedroom to the property, increasing the total number to four. The site benefits from sufficient off-street car parking able to accommodate at least two cars and would be in compliance with local planning policy.

Biodiversity Net Gain (BNG)

- 4.3.8 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:

- 4.3.9 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.
- 4.3.10 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 fails to comply with Policies SP1, SP9, D1, D2 and D3 and of the NHLP 2011-2031 and Sections 2 and 12 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 **REFUSED** for the following reason:

1. The proposed two-storey front extension, by virtue of its design and scale, forward of the principal elevation with front facing gable, would dominate the host property and result in an unsympathetic addition to the existing dwelling which would fail to respond positively to the site's local context and surrounding street scene contrary to Policies SP1, SP9, D1 and D2 of the North Hertfordshire Local Plan 2011-2031 and Section 12 of the NPPF (2023).

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  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 10 December 2024	