

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02044/FPH	Two storey side extension to include integral garage with canopy over and single storey rear extension with mono-pitched roof following demolition of existing attached side garage (as amended by plan received on 10/10/2024).	133 Burns Road Royston Hertfordshire SG8 5SU

Submitted Plan Nos

336-02 Rev C 336-00A 336-01A

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**

17/01637/1HH - Single storey rear extension; part first floor and single storey side extensions. Conditional Permission.

02/00681/1HH - Replacement garage and single storey side extension. Conditional Permission.

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 is located to the south of the junction of Burns Road with Spencer Close and comprises of a semi-detached, two storey residential dwelling with attached single garage. Gardens exist to the front, side and rear of the dwelling.
- 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 extension to include integral garage with canopy over and single storey rear extension with mono-pitched roof following demolition of existing attached side garage (as amended by plan received on 10/10/2024).
- 4.2.2 The application has been amended to reduce the ridge height and remove the external render finish.

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 Following demolition of the attached garage the application would see the erection of a two-storey side extension and a single storey side/rear extension to the dwelling. The principle of an extension has already been established and approved under 17/01637/1HH. The two-storey side extension is set back from the principal elevation and set below the ridge height of the existing dwelling and is of acceptable design. To the rear/side a full width single storey extension is proposed which would extend 2.2m beyond the existing rear elevation with a mono pitched roof design. Openings would be in proportion to those of the existing dwelling with materials being brick to match the existing external finish to the dwelling.

- 4.3.4 Whilst there would be an impact to the streetscene due to the introduction of the extensions on this corner plot, given the design, any impact would be minimal and 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 Given the orientation of the dwelling, design and the nature of the development, any impact to existing residential amenity would not, in my view, be significant and so 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 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 extensions hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

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. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 6 November 2024	