

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01747/FPH	Part two storey part single storey front extension.	39 Sun Hill Royston Hertfordshire SG8 9AX

Submitted Plan Nos

Location Plan GEO/24/01 GEO/24/02 rev A GEO/24/03 rev A

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places

2.0 **Planning History**

2.1 **24/01236/FPH** - Two storey front extension.

Conditional Permission

2.2 **23/01290/LDCP** - Roof extension to form gable end. Insertion of rear box dormer with three full height windows and 3no front roof lights to facilitate conversion of loft into habitable accommodation.

Granted

3.0 **Representations**

3.1 **Site Notice 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 site is a semi-detached two-storey dwelling on the corner of Sun Hill and Coronation Avenue in Royston. The property and associated private garden are sited on a lower ground level than Sun Hill but in a higher ground level than Coronation Avenue. The site benefits from mature landscaping on its boundary with the highway.

4.2 **Proposal**

4.2.1 Planning permission is sought for a part two storey part single storey front extension.

4.3 Key Issues

- 4.3.1 The key considerations are design and the impact on the amenities of neighbouring properties.

Design

- 4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions will be granted if the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.
- 4.3.3 The proposal seeks to erect a part two storey part single storey front extension with a ground floor element approx. 3.0m deep and 3.4m wide, and a first-floor element approx. 1.9m deep and 3.4m wide. The extension would comprise a modest lean-to roof at ground floor and a hipped roof at first floor, with windows at ground and first floor level. The extension would be finished in red rustic brickwork, plain brown tiles, and white uPVC windows and doors.
- 4.3.4 It is considered that the proposed part two storey part single storey front extension is acceptable in design terms. This is a resubmission of a previously approved application for a very similar proposal under ref: 24/01236/FPH. The only changes between this proposal and that approved scheme, is that the extension is getting deeper at ground floor from 2.5m to 3.0m and at first floor from 1.8m to 1.9m. These increases in depth are considered modest in the context of this dwelling and its immediate neighbours, such that they are acceptable.
- 4.3.5 As considered under the last application, whilst it is acknowledged that the proposal would be set forward of the dwellings principal elevation in what is currently a uniform terrace of what appears to be three properties (even though No.19 Coronation Avenue is a building comprising 4 flats), the scale and type of development next door is such that it is visually different in character and general scale, due to the external materials and dormers, which leaves this application property to be viewed in its own context. For this reason, seeing as the proposed extension would have a hipped roof at first floor, and be set back between ground and first floor with matching external materials, it is considered that the proposal would be sympathetic and subordinate to the host property, which is acceptable. In terms of the wider street scene, due to the significant level changes between the site and Sun Hill and the considerable mature hedgerow on the frontage with the highway, it is also considered that whilst this development will be visible and a noticeable change from the existing dwelling, this would not be adversely harmful to the character of the area.
- 4.3.6 The proposal is therefore deemed acceptable in design terms and in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.7 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.8 The site has two immediate neighbours, No.19 Coronation Avenue which is the semi-detached property that comprises 4 flats and No.41 Sun Hill, which is a detached neighbour and is one of a pair of semi-detached dwellings. It is considered that, given the scale and location of development proposed herein, the scheme is unlikely to result in any material harm to No.41 Sun Hill. As for No.19, there are some ground and first floor windows on this property close to the shared boundary that would have some view of the extension. This proposed extension is also due south of this neighbour/s which would mean there would be some daylight/sunlight loss as a result to those closest ground and first floor windows in the morning/afternoon. That said, the proposed extension is modest in depth at 3.0m at ground floor and 1.9m deep at first floor, which is a marginal increase compared to the recently approved scheme under application ref: 24/01236/FPH, incorporates a lean to roof at ground floor and a hipped roof at first floor, and does not intersect with the 45-degree light angle from the nearest ground floor window of the nearest flat at No.19, even with the additional depth at first floor. Therefore, whilst it will be visible and result in some impact upon the occupants of the closest flat/s, it is considered that the proposed scheme will not result in materially adverse harm to the reasonable living conditions and well-being of neighbours, in respect of overdominance, loss of privacy and loss of daylight/sunlight.
- 4.3.9 As such, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Parking

- 4.3.10 There will be no increase in bedrooms and parking as a result of this proposal.

Biodiversity Net Gain

- 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 to it falling under the scope of the 'de minimis' exemption as this is a householder application.

4.4 **Conclusion**

- 4.4.1 The proposal is considered acceptable in planning terms in accordance with the relevant local and national planning policies.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 26 September 2024	