

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00776/FPH	Single storey side/rear extension and installation of replacement front porch canopy.	18 Goodwood Road Royston Hertfordshire SG8 9TF

Submitted Plan Nos

1206-ARC-DR-04 SO P1 LocationPlan 1206-ARC-DR-01 SO P2 1206-ARC-DR-02-PR SO P3 1206-ARC-DR-03 SO Rev P1

1.0 Policies

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

SP9 Design and Sustainability

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

2.0 **Relevant Site History**

2.1 No relevant site history.

3.0 **Representations**

3.1 **Neighbour Consultation** – No comments received.

3.2 **Royston Town Council** – No comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a semi-detached two-storey dwelling along Goodwood Road, Royston. The site benefits from a rear garden, which is enclosed by close boarded timber fencing, a sloped front driveway and garage. The site is within the Royston settlement boundary.

4.2 **Proposal**

- 4.2.1 Single storey side/rear extension and installation of replacement front porch canopy.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- Design and impact on local character;
- Impact on neighbour amenity;
- Highways and parking matters;
- Impact on the environment;
- Biodiversity Net Gain (BNG).

Design and Impact on Local Character

- 4.3.2 Policies D1 and D2 of the North Herts Local Plan 2011-2031 (NHLP) require that development proposals respond positively to the site's local context. Policy D2 specifies that extensions to houses should be sympathetic to the main dwelling in terms of scale, form and orientation. These policies are broadly consistent with paragraph 135 of the NPPF.
- 4.3.3 The proposed single storey wrap-around extension would extend beyond the rear elevation by 3.35m, and wrap around the western side of the dwelling to abut the existing side garage to a depth of 6.4m. The extension would have a width of 7.62m. The roof would be of a mono-pitch 'L' shaped design, measuring 2.32m to the eaves

and 3.52m to the ridge. The scale of the extension is considered to be acceptable within the context of the plot, and is therefore acceptable.

- 4.3.4 The extension would be constructed of red facing brick and concrete tiles to match the main dwelling. The extension would feature bi-fold doors to the rear elevation, 4no. Velux roof lights to the rear and side slopes, and white uPVC windows. The design and use of materials would be sympathetic to the main dwelling and are therefore acceptable.
- 4.3.5 The replacement front porch canopy would be of a similar scale and design to existing and would therefore fit well with the existing street character.
- 4.3.6 The proposal is considered to accord with Policies D1 and D2 of the NHLP, as well as paragraph 135 of Section 12 of the National Planning Policy Framework.

Impact on Neighbours

- 4.3.7 Policy D3 of the Local Plan permits development that does not result in acceptable harm to the amenity of neighbouring occupiers and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.
- 4.3.8 While the extension would be sited within close proximity to the east boundary, the 3.35m depth along this boundary is considered to be acceptable; especially given the existing east boundary treatments. To the west, the extension would be sited 0.9m away from the boundary. Therefore, the extension would not cause unacceptable overbearing or overshadowing impacts to neighbouring properties.
- 4.3.9 The proposed Velux roof lights would be positioned above 1.7m. All other proposed windows and doors would be at ground floor level, meaning that views of neighbouring properties would be obscured by the existing boundary treatments. Therefore, the proposal would not give rise to unacceptable overlooking.
- 4.3.10 Overall, the proposal would not have an unacceptable impact upon the amenity of neighbouring dwellings and therefore accords with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking

- 4.3.11 The proposal would not impact existing access or parking arrangements on site and therefore complies with Policy T2 of the NHLP.

Environmental Implications

4.3.12 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design'; with which the proposal is commensurate with. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF. There are no other environmental implications as a result of the proposed development.

Biodiversity Net Gain (BNG)

4.3.15 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 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

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.

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: 21 May 2026	