

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02235/FPH	Two storey rear extension.	8 Mallard Road Royston Hertfordshire SG8 5DG

Submitted Plan Nos

390/01 390/02 390/03 390/04 390/05

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
T2	Parking
SECN12	Achieving well-designed places

2.0 **Relevant Site History**

2.1 None.

Neighbouring Properties:

2.2 09/01615/1HH - First floor and two storey rear extension (as amended by drawing No. MAC/09/02B received 6 october 2009).

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Royston Town Council** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a detached two-storey dwelling on the north side of Mallard Road within a residential part of Royston. The dwelling shared a link-attached garage with 6 Mallard Road.

4.2 **Proposal**

4.2.1 Two storey rear extension.

4.2.2 The proposed extension would be: Approx. 3.66m deep, 5.17m wide with a rear gable roof, 4.9m to eaves, 6.73m to ridge.

4.2.3 Materials are:

Walls – Match existing (brickwork)

Windows – Match existing (UPVC or aluminium)

Doors – Aluminium.

Roof – Match existing (concrete interlocking tiles).

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.

Principle

4.3.2 The proposal is an extension to an existing dwelling within the settlement boundary for Royston where development is generally acceptable subject to policy requirements.

Design and Appearance:

4.3.3 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.

4.3.4 The proposed extension would be set to the rear of the dwelling, due to the gap between the dwellings, the side elevation of the extension would have some visibility from the street. The

proposed extension would have a gabled roof with sympathetic eaves, pitch, ridge and materials which would ensure a subordinate relationship with the dwelling. The extension would have a modest depth which would be similar to the neighbouring dwelling at No.6 Mallard Road, as such the proposed extension would not have a harmful impact upon the character and appearance of the dwelling as seen from the public realm. In addition, the skygap between the application site and the neighbouring dwelling at No.6 would be maintained.

- 4.3.5 The proposal is therefore considered to be compliant with policy D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.6 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.

Impact on No.6 Mallard Road

- 4.3.7 The proposed extension would have a similar depth to the existing extension on this neighbouring dwelling. Given the position of the link attached shared garage, the proposed extension is unlikely to give rise to any overbearing or overshadowing harm. No side windows are proposed. The side windows on the neighbouring dwelling are obscure glazed and do not serve primary habitable rooms.

Impact on No.10 Mallard Road

- 4.3.8 The proposed development would be set away significantly from this neighbour and would have some screening by the applicants existing single storey rear extension. Due to these factors, no harm would arise from the proposed development to this neighbour.

Impact upon Future Occupiers

- 4.3.9 The site features a large garden; the acceptable design and modest scale is appropriate for the local context and therefore would not cause any harm on the amenity of future occupiers.
- 4.3.10 The proposal therefore would not harm neighbouring amenity and therefore complies with Policy D3 of the Local Plan.

Highways and Parking:

- 4.3.11 The proposed development would result in the creation of an additional bedroom. The dwelling benefits from a large driveway to the side / front of the property and a garage whilst also being within a sustainable location within Royston within walking distance of the Train Station and several bus stops. The proposed development complies with T2 of the Local Plan.

Biodiversity Net Gain (BNG)

- 4.3.12 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:

- 4.3.13 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.
- 4.3.14 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, D3 and T2 of the NHLP 2011-2031 and Sections 2, 12, and 14 of the NPPF 2024.

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: 20 October 2025	