

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00294/FPH	Single storey rear extension and installation of rooflight and box dormer to existing rear roofslope to facilitate conversion of loftspace into habitable accommodation. Alterations to existing rear patio.	32 Rock Road Royston Hertfordshire SG8 5EU

Submitted Plan Nos

PLA 101 P 04 PLA 006 P 04 PLA 106 P 04 PLA 001 P 04 PLA 002 P 03 PLA 003 P 03 PLA 004 P 04 PLA 005 P 03 Location Plan PLA 102 P 03 PLA 103 P 03 PLA 104 P04 PLA 105 P 04

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

T2 Parking

SP1 Sustainable development in North Herts

SECN14 Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 None.

2.2 Other rear extensions on Rock Road:

5 Rock Road - 21/02081/FPH (6.6m deep)

2 Rock Road – 19/02986/FPH (5.2m deep)

11 Rock Road – 12/00821/1HH (5.1m deep)

28 Rock Road – No application (Approx 8m)

24 Rock Road - No application (Approx 7m)

16 Rock Road - No application (Approx 6m)

3.0 **Representations**

3.1 **Neighbour Consultation** – One comment received in support from the adjoining neighbour at 30 Rock Road.

3.2 **Royston Town Council** – No Objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a terraced two-storey dwelling on the south side of Rock Road in a residential part of Royston. The dwelling has a shared two storey extension with a rear gable and a shared single storey lean-to extension along the boundary with No. 30. This extension is set off the boundary with No.34 by approximately 1.36m (two storey) and 2.36m (single storey).

4.2 **Proposal**

- 4.2.1 Single storey rear extension and installation of rooflight and box dormer to existing rear roofslope to facilitate conversion of loftspace into habitable accommodation. Alterations to existing rear patio.
- 4.2.2 The proposed single storey extension would be approximately, 8.34m deep along the boundary with No.34 and would project 2.34m further than the existing rear extensions along the boundary with No.30. The single storey element would span the full width of the property and would have a rear gable roof with eaves at 2.6m and a ridge at 3.2m. The proposed materials are matching reclaimed Cambridge yellow stock brickwork, white timber /aluminium painted patio doors and white uPVC clerestory windows and a slate roof.
- 4.3.3 The proposed box dormer window would sit on the roof slope of the two storey rear gable. The bulk of the dormer would be visible to No 34 and would be approximately 5.81m in depth, 2.1m in width and 2.32m tall. The dormer would exceed the ridge of the rear gable by 1m but would not exceed the main ridge line of the dwelling. The proposed materials are seam grey cladding with timber sash windows.
- 4.3.4 Two grey Velux windows are also proposed to the rear of the main roof slope.

4.3 **Key Issues**

- 4.3.1 The key issues in this case are the design of the development relative to the main dwelling and the impact the development has on the reasonable living conditions of the neighbouring properties.

Design

- 4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.3 The proposed single storey extension would substantially enlarge the host dwelling, however this extension would be sited to the rear of the dwelling and would not be visible from the public realm. No objection has been received from the neighbouring dwellings or from the Town Council therefore it is considered that a 6m deep extension would be permissible under

permitted development via a Neighbour Consultation Scheme. In addition, from the rear garden on 32 Rock Road and from google satellite imagery, a number of other dwellings with significant rear projections can be seen which in my view set a precedent for this street.

- 4.3.4 The proposed dormer would be similar in scale and design to other dormers within the area. I therefore do not consider that it would be harmful the character of the dwelling or the locality.
- 4.3.5 The proposed development is therefore considered to be comply with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore considered to be acceptable.

Impact on Neighbours

- 4.3.6 The proposed extension would project a further 2.34m from the shared extension with No.30. Therefore, I consider any impact to this neighbour to be minimal. On the other boundary, the proposed extension would constitute a noticeable impact. However, given the precedent set by other extensions on the street and the modest height of the single storey extension. The proposed extension would be considered acceptable.
- 4.3.7 No side windows have been proposed. The dormer window would be oriented south to provide views of the applicant's rear garden and would not provide any further overlooking of neighbouring gardens than is already attributed to the existing rear windows of the terraces.
- 4.3.8 Given the above, it is considered that the proposed development would result in an acceptable impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.9 The proposed development would result in the creation of an additional bedroom bringing the property to a total of 3 bedrooms. The dwelling does not benefit from any off-street parking spaces. Due to its sustainable location within proximity to Royston Train Station and several bus stops, the impact to parking provision locally would be considered minimal.

Environmental Implications:

- 4.3.10 The proposed development, by virtue of its limited scale in general terms together with the sustainable location 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.

Biodiversity Net Gain:

- 4.3.11 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.

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.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 27 May 2025	