

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00950/FPH	Single storey rear extension.	72 Redwing Rise Royston Hertfordshire SG8 7XE

Submitted Plan Nos

ROY/CB/25/01 ROY/CB/25/02 Rev A

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 25/00638/LDCP - Single storey rear extension.

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – None received.

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached two storey dwelling on the south-west side of Redwing Rise in a residential part of Royston.

4.2 **Proposal**

4.2.1 Single storey rear extension

4.2.2 The rear extension would be approximately 3m deep, 3.15m wide with a flat with parapet wall at 3.3m.

4.2.3 The proposed materials would be facing brickwork, grey finish EPDM flat roof, grey uPVC casement style windows and doors.

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 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 extension would be a subservient addition to the dwelling with a sympathetic roof form, materials and scale. The extension would be sited to the rear and would not be visible from the public realm. In my view, due to the above they would not have an adverse effect on the character of the dwelling as seen from the street scene.

4.3.4 This is considered in line with Section 12 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

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.

Impact on 70 Redwing Rise

4.3.6 The extension would be set off the boundary significantly and would have screening from the detached outbuilding in the garden of no.70. As such, I do not consider that the proposed development would result in any loss of amenity to this neighbour. Side facing windows are at ground floor level.

Impact on 74 Redwing Rise

4.3.7 The proposed extension would be on the boundary with this neighbour. In my view, the proposed extension would have a modest depth and would only be 0.3m higher than a flat roof permissible under permitted development. I would not consider this additional height to

be an overbearing form of development. There are no side facing windows. The proposal therefore would not harm neighbouring amenity.

4.3.8 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.

4.3.9 The proposal therefore would not harm neighbouring amenity and therefore complies with Policy D3 of the Local Plan.

Highways and Parking:

4.3.8 The proposed development would retain the existing parking area to the rear of the property which provides 2 off-street vehicle parking spaces. The proposal therefore complies with Policy T2 of the Local Plan.

Biodiversity Net Gain (BNG)

4.3.9 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:

4.3.10 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.

4.3.11 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 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.

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	