

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01984/FPH	Part two storey and part single storey rear extension following demolition of existing rear extension and detached garage (amended plans received 03.10.2025).	46 Melbourn Road Royston Hertfordshire SG8 7DF

Submitted Plan Nos

1169.01 Location Plan 1169.02 1169.03B 1169.04C 1169.05

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 80/01133/1 - Erection of single storey rear extension and front entrance porch.

3.0 **Representations**

3.1 **Site and Neighbour Consultation** – One objection received raising a concern about loss of light / tunnelling.

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 west side of Melbourn Road within a residential part of Royston.

4.2 **Proposal**

4.2.1 Part two storey and part single storey rear extension following demolition of existing rear extension and detached garage

4.2.2 The proposal has been amended to replace rear gable with a hipped roof.

4.2.3 The proposed extension would be:

Single storey element – Approx. 2.45m deep, 4.35m wide with a lean-to roof, 2.45m to eaves and 3.4m to peak.

Two storey element – Approx. 7m deep, 3.93m wide with a hipped roof, 4.73m to eaves, 6.24m to ridge.

4.2.4 Materials are:

Walls – Buff coloured facing brickwork to match existing. Off-white coloured render to new single-storey rear extension only.

Windows – Match existing (White uPVC)

Doors – Replacement stained timber front door. New white finished doors at the rear.

Roof – Match existing (natural slate tile).

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 Due to the orientation and staggering of the neighbouring properties, the proposed rear extension would be visible to Highway users traveling northwards. The application has been amended to include a hipped roof on the two-storey element which would reduce its visual bulk and would ensure that the skygap between the application site and no.40 Melbourn Road is maintained.
- 4.3.5 On this side of Melbourn Road, a number of properties have significant two storey rear extensions, such as at the adjacent semi-detached properties of No.48 and 50 Melbourn Road. In my view, these set a precedent for the proposal.
- 4.3.6 The proposed materials and roof form would be sympathetic to the existing dwelling and the street scene as the white render on the single storey element would not be visible from the public realm. The eaves and ridge would be sympathetic to the dwelling and would ensure a subordinate relationship.
- 4.3.7 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:

- 4.3.8 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.40 Melbourn Road

- 4.3.9 The application site is set forward of the southern neighbour. The proposed extension would therefore not extend beyond the neighbour's rear elevation. Due to the orientation of the dwelling's angled away from each other, any overbearing impact would be limited to the pinch point, given that this would be to the side of the neighbouring dwelling where there are no side windows, the impact is considered acceptable.

Impact on No.48 Melbourn Road

- 4.3.10 The proposed development would replace the existing gabled single storey extension on this boundary with a part two storey, part single storey extension which would project approximately 1.8m deeper than the existing extension or 0.8m deeper than the boundary wall.
- 4.3.11 Due to the staggering of the properties, the application site sits further back than the neighbour on this boundary. The proposed extensions therefore have the potential to increase feeling of bulk and overbearing. However, given that the neighbour has a deep two storey projection, this harm would be limited to the side garden. In my view, this area is not significant to the

enjoyment of the amenity of the property. The potential increase in feeling of enclosure by building up to the boundary would therefore be unobjectionable.

- 4.3.12 Regarding this neighbour's representation concerning loss of light to side and rear windows. Given the existing extension along this boundary with a tall gable, the existing outlook of the windows are already impacted. No side windows proposed.

Highways and Parking:

- 4.3.13 The proposed development would result in the creation of two additional bedrooms. The proposal would result in the creation of one off-street driveway parking space and retaining the existing parking space between the highway and the footpath. The dwelling benefits from a sustainable location within Royston within walking distance of the Train Station and several bus stops. In my view, there would be no car parking issues arising from the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.14 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:

- 4.3.15 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.
- 4.3.16 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, HE1 and T2 of the NHLP 2011-2031 and Sections 2, 12, 14 and 16 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: 6 October 2025	