

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01502/FPH	Replace existing front garage door with a window to facilitate conversion of attached garage into habitable accommodation. Installation of retractable rear canopy and raised rear terrace with balustrade fencing and steps, following demolition of existing single storey rear extension.	16 The Warren Royston Hertfordshire SG8 9EG

Submitted Plan Nos

BGK-001 BGK-100B BGK-500E BGK-510D

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2023 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed and beautiful places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

Section 16 – Conserving and enhancing the historic environment

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable development in North Hertfordshire

Policy SP9 – Design and Sustainability

Policy SP13 – Historic environment

Development Management Policies

Policy D1 – Sustainable Design

Policy D2 – House Extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

Policy HE1 – Designated heritage assets

1.4 **Supplementary Planning Document**

North Herts Design Guide 2011.

2.0 **Relevant Site History**

2.1 None.

3.0 **Representations**

3.1 **Press, Site and Neighbour Consultation** – None received.

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 16 The Warren is a detached two-storey chalet style dwelling with integral garage sited forward of the main dwelling. A driveway and lawned garden exist to the front with a patio area and downwards sloping garden to the rear. The neighbouring property to the north known as 14 The Warren (Weathervane Cottage) is a much older style property with its footprint forward of the application site. The neighbouring property to the south known as no.20 The Warren is of a similar age to the application site and is sited at a higher level.
- 4.1.2 The application site is within the settlement limit for the village of Royston where development is generally acceptable subject to planning policy.

4.2 **Proposal**

- 4.2.1 Replace existing front garage door with a window to facilitate conversion of attached garage into habitable accommodation. Installation of retractable rear canopy and raised rear terrace with balustrade fencing and steps, following demolition of existing single storey rear extension.

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 Conservation 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, Appearance and Impact on the Conservation Area:

- 4.3.2 Within a Conservation Area, the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of the Listed Building and Conservation Areas Act (1990). Furthermore, Section 16 of the NPPF sets out guidance relating to sustaining and enhancing heritage assets. In this regard, Policy HE1 of the NHLP is consistent with the NPPF.
- 4.3.3 When considering the impact of proposed development on the significance of a designated heritage asset (such as a Conservation Area), the NPPF notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be.
- 4.3.4 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.

- 4.3.5 To the front elevation, the existing garage door would be replaced with a standard pedestrian doorway with the remaining area blocked up and finished in a render to match the existing window surrounds and thereby retaining much of its original appearance as a garage. To the southern elevation of the garage a new window would be formed with the internal space being made into a habitable accommodation. In design terms the proposed works would not impact on the existing streetscene and would not detract from the character and appearance of the Royston Conservation Area and is acceptable.
- 4.3.6 To the rear elevation of the dwelling the existing single storey projection would be demolished providing for a flush rear elevation with new window and doorway formed together with the installation of a metal framed angled canopy with retractable roof. The area to the rear of the dwelling would allow for the formation of an outside terraced area with steps leading down into the garden. A small terrace currently exists as do steps leading into the garden however this is an awkward shape and not user friendly. The northern boundary would see the erection of a 2.0m high timber fence. The area surrounding the proposed terrace would see the erection of a retaining wall, this would be formed by an increase in the existing ground level ranging from 0.6m to 1.0m with post and balustrade to a height of 1.0m. A stepped access would be created leading down from the terrace into the rear garden. The design of the proposed changes would see an overall improvement to the living conditions of both current and future occupiers and given its position to the rear would not impact on visual amenity or the character and appearance of the Royston Conservation Area and is acceptable.

Impact on Neighbouring Properties:

- 4.3.7 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.
- 4.3.8 No objections have been received from neighbouring properties and given that the forward position of the dwelling to the north and the raised land level of the property to the south, together with the presence of existing boundary treatment I am satisfied that there would be no impact to existing residential amenity as a result of the proposed development. In addition, given the fall in land levels to the rear, properties further to the east in Garden Lane would also remain unaffected.

Highways and Parking:

- 4.3.9 The proposed development would result in the addition of one bedroom to the property. The site benefits from sufficient off-street car parking able to accommodate at least two cars and would be policy compliant.

Environmental Implications:

- 4.3.11 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.

- 4.3.12 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.

Biodiversity Net Gain (BNG)

- 4.3.13 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 Policies SP1, SP9, SP13, D1, D2, D3 and HE1 of the NHLP 2011-2031 and Sections 2, 12, 14 and 16 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 3 September 2024	