

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02918/FPH	Single storey rear extension and alterations to existing fenestration and roof following demolition of existing rear conservatory.	8 Icknield Walk Royston Hertfordshire SG8 7JG

Submitted Plan Nos

2469.01 2469.02 RevA 2469.03 2469.04

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 04/01719/1HH - Rear conservatory.

Conditional Permission

2.2 02/01637/1HH - Part two storey and part single storey rear extension.

Refused

3.0 **Representations**

3.1 **Neighbour consultations** – None received.

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a semi-detached, two-storey dwelling situated on Icknield Walk, Royston. The site benefits from a front and a rear garden.

4.2 **Proposal**

- 4.2.1 Single storey rear extension and alterations to existing fenestration and roof following demolition of existing rear conservatory.

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 impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses 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 rear extension, following the demolition of the existing conservatory element, would match the rear most depth of the existing single storey element, match the depth of the side most wall and have a pitched roof, extending over the existing single storey rear element, with an eaves height of 2.4m and a peak height

of 3.55m. The design includes 3no. rooflights. The existing rear ground floor window is proposed to be removed and replaced with a smaller window further to the right (when observing the rear elevation). The proposed external materials are facing brick work for the walls to match existing, Forticrete Centurion roof tiles or similar suitable for the 11 degree pitch with colour to match existing and white uPVC fenestration to match existing. The proposal would be slightly visible from the streetscene, but would not appear incongruous.

- 4.3.4 In my view, the proposal is considered to be acceptable in terms of the material palette, massing, siting and roof design and would, therefore, not cause harm to the character and appearance of the dwelling or streetscene. As such, the proposed development complies with Policy D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbours

- 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.
- 4.3.6 Regarding neighbour amenity, the proposal would result in a minor change in built form and would not introduce any upper-floor windows. The maximum roof height would increase by 0.95m but the pitch should mitigate any sense of dominance. As such, it is not considered that the proposal would result in unacceptable harm upon neighbouring living conditions as to be objectionable in terms of over dominance, shading or overlooking.
- 4.3.7 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.8 The proposal includes an increase in the number of bedrooms from 3no. to 4no. and the site currently does not currently comply with Policy T2 of the NHLP, as there is no on-site parking; however, the site is in a sustainable location, so this would not be a strong enough reason for refusal

Environmental Implications

- 4.3.9 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

- 4.3.10 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

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: 8 January 2026	