

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01960/FPH	Single storey rear extension following removal of existing conservatory.	31 Orchard Way Royston Hertfordshire SG8 5EX

Submitted Plan Nos

BRE-26-01 BRE-26-02 BRE-26-03

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework (NPPF) (2026)**

Chapter 4 Achieving sustainable development

Policy S3: Presumption in favour of sustainable development

Policy S4: Principle of development within settlements

Chapter 5 Meeting the need of climate change

Chapter 14 Achieving well-designed places

Policy DP3: Key principles for well-designed places

Chapter 17: Pollution, public protection and security

Policy P3: Living conditions and pollution

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

Strategic Policies

Policy SP1 Sustainable Development in North Hertfordshire

Policy SP2 Settlement Hierarchy and Spatial Distribution

Policy SP9 Design and Sustainability

Development Management Policies

Policy D1 Sustainable design

Policy D2 House extensions, replacement dwellings and outbuildings

Policy D3 Protecting living conditions

1.3 **Supplementary Planning Design (SPD)**

NHC Sustainability (2024)

2.0 **Relevant History**

- 2.1 A rear conservatory was approved under 03/00730/1HH to the attached neighbour No.29 Orchard Way.

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received.

- 3.3 **Royston Town Council** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is located on the southern side of Orchard Way and comprises the easternmost dwelling within a terrace of four linked two-storey residential properties. The dwelling benefits from front and rear garden areas, with the front garden having been hard surfaced to provide off-street parking.
- 4.1.2 The site is located within the settlement boundary for Royston where development is generally supported in principle, subject to compliance with other relevant policies.

4.2 **Proposal**

- 4.2.1 Single storey rear extension following removal of existing conservatory.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- The impact the proposed development on the character and appearance of the property and street scene.
- The impact the proposed development would have on the living conditions of neighbouring occupiers.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the development would have on the environment.

Design & Appearance

- 4.3.2 Chapter 4 of the NPPF sets out the Government's approach to achieving sustainable development through the planning system. It establishes the economic, social and environmental objectives of sustainable development and confirms that these objectives should be pursued in a mutually supportive way. This chapter also reinforces the presumption in favour of sustainable development, requiring planning decisions to support development proposals that accord with an up-to-date development plan and contribute positively to sustainable development.
- 4.3.3 Chapter 14 of the NPPF promotes high-quality, sustainable and attractive development, recognising that good design is a fundamental aspect of sustainable development. Planning decisions should ensure development is visually attractive, responds positively to local character and creates places that function well for existing and future users.
- 4.3.4 Policies D1 and D2 of the Local Plan are consistent with the objectives set out in the NPPF Chapter 4 Policy S3 and Policy S4 and Chapter 14 Policy DP3.
- 4.3.5 The proposal seeks the construction of a single-storey rear extension. The extension would extend across the full width of the dwelling and would be set in from the shared boundary with the attached neighbouring property No. 29. It would project approximately 4.0 metres beyond the existing rear elevation. The roof would comprise a mono-pitched design incorporating two flat roof sections positioned below the existing first-floor windows. The highest point of the roof would extend above the sill level of the first-floor windows. Openings would consist of a window and a set of bi-fold doors within the rear elevation, together with three rooflights. External materials would match, or closely complement, those of the existing dwelling, ensuring a cohesive appearance and appropriate visual relationship with the host property.
- 4.3.6 Whilst the neighbouring property at No. 29 benefits from an existing rear conservatory, the proposed extension would project approximately 0.6 metres beyond the rear elevation of this structure.
- 4.3.7 In terms of its impact on the street scene and character of the surrounding area, I am satisfied that the proposed development would not result in significant harm to visual amenity. Given its modest scale, siting and design, the extension would remain largely screened from public views and would appear as a sympathetic addition to the host dwelling. The proposal is therefore considered acceptable and in accordance with Policies D1 and D2 of the Local Plan and Policies S3, S4 and DP3 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.8 A core planning principle set out in Chapter 17 of 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 Local Plan.

- 4.3.9 I am satisfied that the proposed development, by virtue of its position, and its relationship with existing built form, would not impact existing residential amenity to any significant degree and would be in accordance with Policy D3 of the Local Plan and Chapter 17 Policy P3 of the NPPF.

Highways and Parking:

- 4.3.10 The proposed development would not impact existing parking arrangements.

Biodiversity Net Gain (BNG)

- 4.3.11 The development is not subject to the statutory biodiversity gain condition because it falls within an exemption provided by Schedule 7A to the Town and Country Planning Act 1990 and/or the Biodiversity Gain Requirements (Exemptions) Regulations 2024 (as amended).

Environmental Implications:

- 4.3.12 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.
- 4.3.13 Chapter 5 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Chapter 5 are reflected in Policy D1 of the Local Plan, which sets out that development proposals 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.
- 4.3.14 Based on the information submitted, the proposed development is not considered likely to give rise to any significant adverse environmental impacts in terms of carbon emissions. Given the modest scale and nature of the works, the proposal is considered to represent a sustainable form of development and is therefore broadly consistent with Policy D1 of the Local Plan and Chapter 5 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP2, SP9, D1, D2 and D3 of the Local Plan 2011-2031 and Chapters 4, 5, 14 and 17 of the NPPF.

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 hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

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	Development Management North Hertfordshire District Council Council Offices
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 Anne McDonald	Gernon Road Letchworth Herts SG6 3JF
Determining Officer	
Date: 22 September 2026	