

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01867/FPH	Single storey rear and side extensions and insertion of rooflights to existing rear roofslope to facilitate loft conversion.	28 Parklands Royston Hertfordshire SG8 9HL

Submitted Plan Nos

ROY/CB/23/01 ROY/CB/23/02 Rev D

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

2.0 **Site History**

2.1 None.

3.0 **Representations**

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

3.2 **Royston Town Council** – No objection and asked for the inclusion of bird/bat boxes.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached two-storey dwelling on the west side of Parkland in a residential part of Royston. The dwelling has a shared detached garage with the non-attached neighbour at 26 Parkland. The ground levels slope away from the rear of the dwelling.

4.2 **Proposal**

4.2.1 Single storey rear and side extensions and insertion of rooflights to existing rear roofslope to facilitate loft conversion.

4.3 **Key Issues**

4.3.1 The key issues in this case are the design of the development relative to the main dwelling and the impact the development has on the reasonable living conditions of the neighbouring properties and the appropriateness of the works within the conservation area.

Design

- 4.3.2 The proposed single storey rear element would extend 3m in depth, span the full width of the house and would have a lean-to roof, peaking at 3.3m with 2.6m high eaves.
- 4.3.3 The side element would consist of a side extension and a canopy to house a bin store. The roof would be 1.45m in width, spanning almost the full depth of the dwelling with a hipped roof. The eaves would be consistent with the existing dwelling and the proposed rear element. Due to the change in ground level this would be 2.35m from the front and 2.6m to the rear.
- 4.3.4 The proposed materials are interlocking roof tile, facing brickwork exterior walls, uPVC windows and doors. In my view, the extensions would be sympathetic in scale, form and material to the existing dwelling and due to the above would not unbalance the pair of semis or result in any substantial harm to the street scene.
- 4.3.5 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 Neighbours

- 4.3.6 The side element would be set off the boundary by approximately 1.7m and from the neighbouring dwelling by 4.53m. In my view, this distance, the modest height and hipped roof form would not result in any harm to the neighbouring dwelling. The proposal seeks to insert two side windows, they are both sited on the ground floor level and would be placed at a high level to prevent any overlooking of private amenity. In any case, any views from the windows would look towards the side flank / driveway and garage of the neighbouring dwelling and not into their windows or rear garden. There is currently a hedgerow along this boundary which would assist in screening the development.
- 4.3.7 The rear element would be modest in depth and height and therefore would not be considered an overbearing form of development to the neighbouring dwellings. The detached neighbour would have screening from their existing detached garage. On the boundary with the attached neighbour, the extension would have some screening from the existing hedgerow. The attached neighbour would be orientated north-east of the extension, the development would therefore be unlikely to contribute to any further loss of light than is already given by the existing dwelling itself. The proposed windows would be ground floor level, facing towards the end of the garden and therefore would not provide any overlooking. The attached neighbour sits at similar ground levels, I therefore do not consider that this extension would result in any unacceptable adverse harm.
- 4.3.8 The proposed rear roof lights would be large in size and would result in the creation of a new vantage point at the second-floor level. The windows would face towards the end of the garden and would not provide any further looking of neighbouring amenity than the existing dormer window at the first floor level.
- 4.3.9 The site features a large garden; the acceptable design and scale is appropriate for the local context and therefore would not cause any harm on the amenity of future occupiers.
- 4.3.10 This development is therefore considered in accordance with Section 12 of the NPPF.

Environmental Implications

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

Parking

- 4.3.12 Whilst the proposal would result in the loss of the existing garage, the dwelling would retain two off street parking spaces on the driveway and as such satisfies the criteria set out by Policy T2 of the Local Plan.

Biodiversity Net Gain

- 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 Overall, as stated above it is considered that the proposed development is compliant with the necessary provisions of the Local Plan policies and the guidelines set out in the NPPF.

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.

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: 24 October 2024	