

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00044/FPH	Single storey side and rear extension and erection of single garage following demolition of existing rear conservatory, side extension and detached side garage.	2A Lower Gower Road Royston Hertfordshire SG8 5EA

Submitted Plan Nos

Location Plan 2501 2502 2503 2505

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 93/00776/1 - Bungalow with integral garage (in accordance with amended drawing received by Local Planning Authority on 2nd September 1993). **Refused 09/09/1993.**

Neighbouring Properties, 2 Lower Gower Road:

2.2 25/01499/FPH - Raise roof height and insertion of three front dormer windows and one front and five rear rooflights to facilitate additional accommodation at first floor level. Side extension and first floor front extension. Replacement fenestration including alterations to fenestration arrangement. External cladding and render. Single storey side extension to existing garage (as amended by plans received 07/08/2025).

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is a detached bungalow dwelling on the west side of Lower Gower Road within a residential part of Royston.

4.2 **Proposal**

4.2.1 Single storey side and rear extension and erection of single garage following demolition of existing rear conservatory, side extension and detached side garage.

4.2.2 The proposed extensions would be approximately

- ❑ Single storey side – 11m deep, 4.85m wide with a gable roof, 2.9m to eaves, 5.2m to ridge.
- ❑ Single storey rear – 3m deep, 8.75m wide with a flat roof at the height of 2.9m.
- ❑ Single storey garage – 6.6m deep, 2.7m wide with a gable roof, 2.4m to eaves, 3m to ridge.

4.2.3 The proposed materials are:

Roof – Match existing (concrete tiles)

Windows and Doors – Match existing (White uPVC)

Walls – Match existing (Through Colour Render and Facing Brick)

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 street scene.
- 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 and Appearance:

4.3.2 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.

4.3.3 The proposed extension would see the introduction of a gabled side extension. Given that Lower Gower Road has a very mixed street scene of bungalows and two storey dwellings of varying scales and roof forms. The proposed extensions would result in a large addition to the original dwellings, however I would not consider them to be disproportionate in scale. Whilst the ridge and eaves heights on the extensions would not match the existing, I do not consider that the differences between the proposed and existing to be sufficiently harmful to warrant a refusal. Furthermore, given the wildly mixed character of the street scene, I do not consider that this proposal would be a departure from the local character. I therefore consider that the scale and design of the proposed development to be compliant with policy D1 and D2.

Impact on Neighbouring Properties:

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.

Impact on 2 Lower Gower Road

4.3.6 The proposed garage would be set off the boundary by 0.5m and the side extension would be set off by 3m. The garage would have a modest eaves and ridge height and would be partially

obscured by the neighbours' garage outbuilding. In my view, it would not be considered a dominant or overbearing form of development and would not contribute to any loss of sunlight. No side windows have been proposed.

Impact on 4 Lower Gower Road

- 4.3.8 The proposed development would not extend beyond the flank wall of the neighbouring dwelling, the rear extension is modest in height and set off the boundary. In my view, it would not be considered a dominant or overbearing form of development and would not contribute to any loss of sunlight. No side windows have been proposed.

Impact on future occupiers

- 4.3.9 The site would retain a suitable sized garden; the acceptable design and modest scale is appropriate for the local context and therefore would not cause any harm on the amenity of future occupiers.
- 4.3.10 Due to the points raised above, the proposed development would not harm neighbouring amenity and therefore complies with Policy D3 of the Local Plan.

Highways and Parking:

- 4.3.11 The dwelling is served by off-street parking which would not be affected by the proposed development and is therefore considered to be in accordance with Policy T2 of the Local Plan.

Biodiversity Net Gain (BNG)

- 4.3.12 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:

- 4.3.13 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.
- 4.3.14 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 and D3 of the NHLP 2011-2031 and Sections 2, 12 and 14 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.

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: 27 February 2026	