

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00637/FPH	First floor front extension over existing garage; front porch canopy and alterations to existing garage fenestration following removal of existing garage doors to facilitate garage conversion.	2 Corvus Close Royston Hertfordshire SG8 7XS

Submitted Plan Nos

Location Plan 870/24/01 870/24/02 870/24/03 870/24/04 870/24/05 870/24/06 870/24/10

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

2.0 **Planning History**

2.1 N/A

3.0 **Representations**

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

3.2 **Royston Town Council** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a large, detached property located in Corvus Close, Royston. The property occupies a large plot and benefits from a double driveway and sizable rear garden.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a first floor front extension over existing garage; front porch canopy and alterations to existing garage fenestration following removal of existing garage doors to facilitate garage conversion.

4.3 **Key Issues**

4.3.1 The key considerations are design and the impact on the amenities of neighbouring properties.

Design

4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions will be granted if the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.

4.3.3 The proposal incorporates several elements, primarily the erection of a first floor front extension atop the existing single-storey front element. At present, the front element is a double garage with a dual-pitched roof and front facing gable end. The proposal would

look to insert an additional floor, maintaining the front facing gable end, measuring approx. 5.2m to eaves and 7.9m to ridge. The existing garage doors would be omitted and replaced by two windows at ground floor, with a new bay window at first floor and additional windows on the side elevations. The proposal also looks to incorporate a modest front porch canopy extension with a lean-to roof. The extensions would be finished in facing brickwork, concrete tiles and white uPVC windows.

- 4.3.4 It is considered that the design of the proposal is acceptable in planning terms. Whilst it is accepted that the proposed first floor element will be a somewhat noticeable change from the existing single-storey element, the proposal is well designed such that the proposed ridge line remains considerably lower than the properties main ridge line and the eaves are slightly lower than the properties main eaves, which ensures an element of subordination. Moreover, there are examples of two-storey front elements on this street scene, immediately next door and opposite, but whilst these examples are not as deep as the proposal, they do ensure that the development is not out of character with properties on Corvus Close. The matching materials are sympathetic to the host dwelling and the bay window feature at first floor adds some architectural variety, which is acceptable. The proposed front porch and other window changes are modest elements and are acceptable.
- 4.3.5 The proposal is therefore deemed acceptable in design terms and in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.6 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.7 The property benefits from two immediate neighbours either side, No.1 and No.3 Corvus Close, and two neighbours to the rear of the site, No.1 and No.3 Fieldfare Way. It is considered that the properties on Fieldfare Way will not be impacted at all by the proposal, given its front locality. The two properties on Corvus Close are detached dwellings with suitable gaps between them and the host property. The site sits on a corner and is set slightly forward of these two neighbours. As such, given the front locality of this scheme, it is considered unlikely that the development will result in any material harm to the amenity and reasonable living conditions of these neighbours, in relation to overdominance, loss of daylight/sunlight and loss of privacy. Whilst new first floor windows on the side elevations are proposed for the extension, given the set forward position of the site relative to these neighbours, it is not considered necessary to condition that these windows be obscured, with the obvious exception of the shower room windows.
- 4.3.8 Therefore, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Biodiversity Net Gain

- 4.3.9 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 to it falling under the scope of the 'de minimis' exemption as this is a householder application.

4.4 **Conclusion**

- 4.4.1 The proposal is considered acceptable in planning terms and in accordance with Policies D1, D2 and D3 of the Local Plan, as well as Section 12 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 extensions and alterations 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.

4. The window at first floor level on the side elevation to serve the proposed shower room of the development hereby permitted shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 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: 1 May 2025	