

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01157/FPH	Installation of three solar panels to existing ground floor front roofslope. (Development already carried out).	124 Layston Park Royston Hertfordshire SG8 9DY

Submitted Plan Nos

GP/02/25-Rev C GP/04/25 Pre-existing Elevations GP/03/25-Rev C - Existing and Proposed Block and
Roof Plans GP/03/25-Rev C

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2024 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

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

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP9 – Design and Sustainability

Policy SP11 – Natural resources and sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

1.3 **NHC Supplementary Planning Document (SPD)**

Sustainability 2024

2.0 **Relevant Site History**

2.1 12/01048/1HH - First floor front extension and canopy over front door (as amended by plan received 5 July 2012). Conditional Permission.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on the east side of Layston Park and comprises of a two-storey detached residential dwelling. The dwelling is set back from the highway with the front area part laid to hardstanding providing for off-street parking for two vehicles. The

east side of Layston Park is situated at a lower ground level than properties on the west side.

4.1.2 TPO/007 covers the entirety of Layston Park with the Order dated 03/11/1970.

4.1.3 The application site is within the settlement boundary for Royston where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

4.2.1 Installation of three solar panels to existing ground floor front roof slope. (Development already carried out).

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 character and appearance of the area.
- 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 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 to communities*”. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.

4.3.3 The development involves the retrospective installation of 3 x solar panels which are positioned at ground floor level on the front elevation of the dwelling and forward of the principal elevation between the dwelling and a highway. The solar panels, in total measure 4.94 metres in length with a height of 1.14 metres and project at a 0.65 metre angle from the dwelling. The design of the existing dwelling means that part of the first-floor benefits from dark stained timber cladding. The solar panels benefit from a dark exterior finish and blend well with the existing timber cladding offering a canopy type appearance.

4.3.4 Policy SP11 of the Local Plan supports proposals for renewable and low carbon energy development in appropriate locations subject to consideration of the impacts.

4.3.5 In design terms, Policy D1 supports sustainable design and a reduction of energy consumption and waste providing the development does not result in harm to the public realm. Policy D2 supports extensions to dwellings which are sympathetic to the existing dwelling.

- 4.3.6 I am satisfied that the scale and design of the solar panels would be a sympathetic addition to the existing dwelling and would not harm the visual amenity of the area and would be in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.7 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 Local Plan.
- 4.3.8 No objections have been received. Having considered the 'glare' aspect of the development I find that in my view, this would not be significant and therefore I am satisfied that the minor scale of the development would be not impact on existing residential amenity.
- 4.3.9 I am satisfied that the development is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Impact on the Tree Preservation Order

- 4.3.10 I am satisfied that the development does not impact on TPO/007.

Highways and Parking:

- 4.3.11 The development does not impact on existing off-street parking spaces.

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 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 I am satisfied that the development would therefore be generally in accordance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 Conclusion

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, SP11, D1, D2 and D3 of the Local Plan 2011-2031 and Sections 12 and 14 of the NPPF 2024.

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:

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 23 June 2025	