

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02729/FPH	Insertion of No.2 rooflights to existing front and No.4 rooflights to existing rear roofslopes to facilitate conversion of loftspace into habitable accommodation.	8 Rosecomb Royston Hertfordshire SG8 9FJ

Submitted Plan Nos

24-1450 07 D02 24-1450 07 D03 24-1450 07 D04 24-1450 07 D05 24-1450 07 D06 24-1450 07 D07
24-1450 07 D08 24-1450 07 D01

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 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

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

2.0 **Relevant Site History**

- 2.1 14/01754/1 - Application for approval of reserved matters comprising landscaping, layout (including arrangement and number of dwellings), scale and appearance of the development (pursuant to Outline application 13/00700/1 granted 07.11.2013) (as amended by plans received 26th and 29th September and 8th October). Conditional Permission.

Condition 7 attached to the above states: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended no development as set out in Class(es) A to E of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

- 2.2 Recent pre-application advice expressed under 24/02050/PREH was favourable towards the installation of velux roof lights to the front roofslope in terms of facilitating a loft conversion.

3.0 **Representations**

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

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site comprises of a two-storey detached residential property which benefits from a garage and associated parking with a shallow garden to the front boundary and a modest rear garden. The dwelling is located on the east side of Rosecomb which is accessed from Baldock Road to the south. Entrance to Rosecomb from Baldock Road falls away to the north into the wider estate hence the property occupying an elevated position.

4.1.2 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 Insertion of No.2 rooflights to existing front and No.4 rooflights to existing rear roofslopes to facilitate conversion of loftspace into habitable accommodation.

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 North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.

4.3.3 Two velux rooflights would be installed to the front roofslope and four to the rear roofslope of the dwelling which would provide for natural light to enter the roof space to allow for its conversion to provide an additional bedroom taking the property from a three to a four bed roomed dwelling.

4.3.4 The rooflights do not dominate the existing roof slopes and are of a minor scale which is considered acceptable in terms of the impact of the development on the streetscene.

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.
- 4.3.6 The installation of velux rooflights to the rear roof slope would result in a degree of overlooking to properties to the west in Sussex Drive mainly no.29 and the gardens of nos.21-27 Sussex Drive, however this is not considered significant given the separation distances between the dwellings which to the rear elevation of no.29 is approximately 26 metres. With this in mind and the fact that there are existing windows on the rear elevation of the dwelling, I find the development acceptable.

Highways and Parking:

- 4.3.7 The proposed development would result in the addition of one bedroom to the property, increasing the total number to four. The site benefits from sufficient off-street car parking able to accommodate at least two cars and is policy compliant.

Biodiversity Net Gain (BNG)

- 4.3.8 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:

- 4.3.9 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.
- 4.3.10 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 and 12 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:

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 material to be used for the roof light frames hereby permitted shall be of a colour to match the existing roof tiles of the 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. The Council acted proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. 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: 16 January 2025	