

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00213/FPH	Single storey rear infill extension and insertion of rear dormer window (as amended by plans received on 26th, 27th _ 28th March 2025).	10 Gower Road Royston Hertfordshire SG8 5DU

Submitted Plan Nos

EB/368/05 Rev A RB/01/04 Rev B RB/01/01 Rev B RB/01/03 Rev B RB/01/02 Rev B Location Plan RB-01-02

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 SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP6 – Sustainable transport

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

Policy T1 – Assessment of transport matters

Policy T2 - Parking

2.0 **Relevant Site History**

2.1 None.

3.0 **Representations**

3.1 **Neighbour Consultation** – One response has been received which raises an objection on the grounds of loss of privacy and overlooking to the rear garden of 12 Gower Road from the proposed dormer roof extension.

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site lies on the north side of Gower Road and comprises of a terraced two-storey residential dwelling which benefits from a linear rear garden. To the front of

the dwelling there is hardstanding which provides for the off-street parking of one vehicle. Between nos. 10 and 12 a walkway exists to the rear of the properties.

- 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 Single storey rear infill extension and insertion of rear dormer window as amended by plan received on 26th, 27th and 28th March 2025.

- 4.2.2 The amended plans correct some general drawing errors and shows the proposed materials to the external finish of the proposed dormer.

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 proposed single storey rear extension would infill the area between the existing rear projection and the party boundary with the attached neighbour to the west known as no.8 Gower Road. The extension would be single storey with full length glazed doors and windows opening to the rear garden. The roof form would be flat with a total height of 2.9 metres. Materials would match those of the existing dwelling. Extensions exist to both neighbouring properties. The overall scale and design of the rear extension is considered to be in accordance with Local Plan Policies D1 and D2 and Section 12 of the NPPF and acceptable.

- 4.3.4 The proposed rear dormer would be set in from the sides, up from the eaves and would match the ridge height of the original dwelling and provide for an additional bedroom. The windows would be positioned at a higher level. Materials would match those of the existing roofing materials to the dwelling and is in accordance with Local Plan Policies D1 and D2 and Section 12 of the NPPF and acceptable.

Impact on Neighbouring Properties

- 4.3.6 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.
- 4.3.7 The objection received from the attached neighbouring property expresses concern over the high-level windows in the proposed dormer and the impact of these in terms of overlooking and loss of privacy to their rear garden. Whilst the proposal would introduce development with new openings at second floor level, the degree of additional overlooking is not considered to be significant given the presence of existing windows at first floor level in neighbouring properties.

Highways and Parking

- 4.3.10 The proposed development would result in the addition of one bedroom to the property, increasing the total number to three. The site benefits from sufficient off-street car parking able to accommodate one car however, the property benefits from having a town centre location where alternative means of public transport are available and is in accordance with Policy T2 of the Local Plan and acceptable.

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

- 4.3.14 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.
- 4.3.15 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Section 14 of the NPPF and Policy D1 of the Local Plan.

4.4 Conclusion

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP2, SP6, SP9, D1, D2, D3, T1 and T2 of the Local Plan 2011-2031 and Sections 2, 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:

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 hereby permitted shall be built in external materials to match the existing 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. 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: 28 March 2025	