

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01806/FPH	Insertion of rear window and door and insertion of side elevation rooflight to existing detached garage to facilitate partial conversion into habitable accommodation.	116 Hampshire Road Royston Hertfordshire SG8 9FU

Submitted Plan Nos

Location Plan HR116-01 HR116-02

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 **Site History**

- 2.1 25/01479/LDCP - Insertion of 1 no. rooflight (west roof slope rear garage) and changes to fenestration to facilitate partial conversion of detached garage into habitable accommodation –
Withdrawn

3.0 **Representations**

- 3.1 **Site Notice & Neighbour Representations** – None received.
- 3.2 **Royston Town Council** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 Two storey detached property on the north side of Hampshire Road within a residential part of Royston.

4.2 **Proposal**

- 4.2.1 Insertion of rear window and door and insertion of side elevation rooflight to existing detached garage to facilitate partial conversion into habitable accommodation.

4.3 **Key Issues**

- 4.3.1 Design: Externals works are to the rear and would not be visible from the public realm. fenestration and materials sympathetic to dwelling. Complies generally with Policy D1 of the Local Plan
- 4.3.2 Impact on the street scene: Not visible from the public realm. No adverse harm to street scene. Complies with Policy D1.
- 4.3.3 Impact on neighbours: No side facing windows, conversion of existing building. Complies with Policy D3 of the Local Plan.
- 4.3.4 Parking: No change in number of bedrooms, large driveway retained. Complies with T2 of the Local Plan.
- 4.3.5 BNG: Exempt from BNG requirements
- 4.3.6 Climate change: Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

- 4.4.1 Acceptable in planning terms.

4.5 **Alternative Options**

- 4.5.1 None applicable

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.

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: 3 September 2025	