

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01664/FPH	Part two storey and part single rear extension, alterations to fenestration, installation of ASHP following demolition of rear conservatory. External rendering and re-cladding.	35 Stamford Avenue Royston Hertfordshire SG8 7DD

Submitted Plan Nos

804-9B J660.02-G J660.02-1 J660.02-L J660.02-R J660.03-E 804-1 A 804-2 B 804-5 804-6 A 804-8

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 **03/01094/1HH** - Extension of existing front dormer window and provision of new rear dormer window.

Conditional Permission

2.2 **00/00960/1HH** - Single storey side extension.

Conditional Permission

3.0 **Representations**

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

3.2 **Environmental Health** – Further to the submission of the MCS020 report, there are no objections to the proposal.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached dwelling located on the northern side of Stamford Avenue, Royston. The site benefits from existing front and side elements at single storey and rear conservatory. The ground level falls away from the rear of the dwelling into the garden area.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a part two storey and part single rear extension, alterations to fenestration, installation of ASHP following demolition of rear conservatory. External rendering and re-cladding.

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, with the primary being a part two, part single storey rear extension following the removal of an existing conservatory. The two-storey element would extend approx. 4.4m deep and incorporate a steep dual pitched roof, measuring approx. 4.1m to eaves and 7.4m to ridge which matches the host dwellings main ridge line. The single-store element would extend beyond the existing side element at approx. 3.6m deep, with a crown roof measuring approx. 2.6m to eaves and 3.6m to ridge. A modest single-storey element is also proposed between the two-storey element and the shared boundary with the attached neighbour, measuring approx. 3.6m deep and 2.6m in height. The proposal also incorporates the installation of an Air Source Heat Pump (ASHP) to the rear of the proposed extension. Other alterations include changes to the existing fenestration and external rendering/cladding, which would be white render, cedar cladding and aluminium window frames. The roof tiles are to remain as is on the existing property.
- 4.3.4 It is considered that the design of the proposal is acceptable in planning terms. The two-storey rear element, whilst a sizable addition to this property, would largely match the general scale, form and external appearance of the existing two-storey rear elements at No's 33 and 37 Stamford Avenue. The ridge and eaves would respect the host dwelling, the two-storey mass has been offset from the shared boundaries by suitable distances, and the extensions to this property will not be wholly visible from the street scene, which will ensure it is sympathetic to the host dwelling, the street scene and immediate neighbours. The single-storey rear elements are modest additions and given their scale and relationship with the host property, are considered acceptable. The siting of the ASHP is also acceptable in the location shown. The existing dwelling is finished in red bricks, white cladding and white uPVC windows, such that the change to white render, cedar cladding to the dormers/rear extension, and aluminium framed windows will result in a marked change to the dwelling and unbalance the pair of semi-detached dwellings. That said, whilst this change will be noticeable, it is not considered objectionable given the variety of external finishes on Stamford Avenue and the lack of any protective designations in this area. The plans do indicate a new access ramp from the rear elevation of the extension to the rear garden, where there is a ground level change reducing towards the rear. This would go with the slope in the gradient, and it is noted that the immediate neighbours also have similar arrangements to manage the slope, so this is considered appropriate in this instance. Overall, the proposed extensions and alterations to this dwelling are considered acceptable in planning terms.
- 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 is at a semi-detached dwelling with two immediate neighbours either side, No's 33 and 37 Stamford Avenue. In respect of No.37, the other semi-detached neighbour, this property benefits from a similar sized two-storey rear element which is also offset from the shared boundary in the same way the proposal is shown to be, which is considered acceptable in terms of overdominance. The boundary is lined by dense landscaping which is not expected to be impacted by this proposal, which will protect existing mutual privacy and not cause unacceptable levels of daylight/sunlight loss, as this landscaping will already cause such impacts. In respect of No.33, the detached neighbour, this property also benefits from a similar sized rear element and is suitably set back from the shared boundary. The two-storey element under the proposal is set well away from this boundary with the single-storey element in closer proximity but given its single storey nature, modest dimensions and the separation distance, this should not result in any overbearing impacts, nor cause adverse loss of privacy or daylight/sunlight loss. The new windows at first floor facing this neighbour on the side elevation are to serve en-suites and will therefore be conditioned to be obscure glazed and non-opening below 1.7m above finished floor level, to protect mutual privacy. The boundary with No.33 is lined with a timber fence which also drops down with the slope in gradient to the rear, which is considered suitable to protect the amenity of both parties. The ASHP has been considered by the Environmental Health Officer and following submission of a MCS020 report, is deemed acceptable in its noise impacts on neighbouring properties. The external changes to the property will not cause any harms or impacts on these neighbours.

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 The proposal is exempt from the mandatory 10% BNG.

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 only be finished in the materials as stated on drawing number 804 - 2 B and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development is in-keeping with the host property and 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 windows to serve en-suites at first floor level on the side elevation of the development hereby permitted shall be permanently glazed with obscure glass and be non-opening below 1.7m above finished floor level.

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.

5. The proposed heat pump model installed on site shall be: AroTHERM Plus 5kw (VWL 55/6 A 230V S2) by Valliant as per the submitted Heat Pump Noise Assessment by Green Heat (dated 12th August 2025) and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of the neighbouring occupiers.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process 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: 3 September 2025	