DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01429/FPH	Single storey front and side extensions following demolition of existing side porch. Insertion of rear box dormer and front roof lights to create habitable space at first floor level.	1A Morton Street Royston Hertfordshire SG8 7AZ

Submitted Plan Nos

7456-1 7456 Existing and proposed plans

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 **19/02067/FPH** - Single storey front and rear extensions, rear box dormer incorporating glazed Juliette balcony and 5 front roof lights to facilitate addition of first floor to existing bungalow; insertion of a first floor window in both existing side elevations and ancillary works following demolition of rear conservatory.

Conditional Permission

3.0 **Representations**

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

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached bungalow located on the east side of Morton Street, Royston.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey front and side extensions following demolition of existing side porch. Insertion of rear box dormer and front roof lights to create habitable space at first floor level.

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, including a modest single-storey front extension with a pitched roof and a single-storey side extension with a hipped, crown roof, following removal of an existing side porch. These elements would be finished in off-white render and plain tiles, with white uPVC windows. The scheme also includes the erection of a rear box dormer set within the ridge and eaves and the insertion of 5NO rooflights on the front roof slope. The dormer would be finished in grey cladding. The proposal is largely similar to the scheme granted planning permission under ref: 19/02067/FPH, where the applicants have completed the single-storey rear extension element of that proposal but have sought to make minor changes to the front and side extensions under this application. The dormer and rooflights sought under this application are identical to that previous approval.

4.3.4 It is considered that the design of the proposal is acceptable in planning terms. The proposed front and side extensions are modest single storey elements that will be subordinate and sympathetic to the host dwelling. The rear dormer and rooflights are identical to that approved under the previous scheme expect for the proposed external finish in grey cladding, which is acceptable. The visible parts of the proposal from Morton Street will be the single storey front and side elements, the rooflights and the cheeks of the dormer window, but this will not result in material harm to the street scene.

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 benefits from several neighbours either side on Morton Street and Mill Road. It is considered that, by virtue of the modest nature of the proposed single-storey front and side elements, and the rooflights, these will not result in any material harm to neighbouring amenity. The proposed rear dormer window will be a noticeable change to the property and will be visible from the immediate neighbours, which will have some impact on amenity. However, this dormer has been designed to be set within the eaves and ridge line, all windows face to the rear, and the dormer will be a suitable distance from neighbouring boundaries. Moreover, this dormer has already been considered acceptable under a previous planning permission, which could in theory still be

implemented given that the rear extension part of that consent was built out within the 3 years. Overall, the scheme is considered acceptable on its neighbour amenity impact.

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.

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: 28 July 2025	