

Planning Services
North Herts Council
PO Box 10613
Nottingham
NG6 6DW

25th February 2026

Lanpro Project Number: 6700

By Planning Portal: PP-14683806

Dear Sir/Madam

Proposed Single Storey Rear Extension at 38 Briary Lane, Royston, Hertfordshire, SG8 9BU

On behalf of my clients, John and Karen Morgan, please find enclosed an application for a proposed single storey rear extension at 38 Briary Lane, Royston, Hertfordshire, SG8 9BU.

In July 2025, North Herts Council ('the Council') refused the previous application for a single storey rear extension and insertion of side door (reference: 25/01178/FPH). The Council considered that the proposed single storey rear extension would have a dominant and overbearing impact on 40 Briary Lane, Royston, Hertfordshire, by virtue of its proximity to the northern boundary, which is compounded by the topography with the land sloping downwards from south to north.

Following this refusal, my clients have responded to the concerns raised by the case officer in correspondence with your architect and you. The amendments that have been made, address these concerns.

The application is accompanied by the following documents and drawings, which set out the changes from the previous application:

- Supporting Statement;
- Local Planning Considerations Statement
- Design and Access Statement;
- Location Plan;
- Existing Photographs;
- 1438/P02 – Existing Elevations and Plans; and

- 1438/P03C – Proposed Elevations and Plans.

The Supporting Statement confirms that the revised design relocates the extension away from the shared boundary with the neighbouring property 40 Briary Lane, by removing of the existing detached garage and repositioning the extension southwards within the plot moving it from the northern boundary.

The change in design provides a 1.6 metre separation distance from the fence boundary with 40 Briary Lane, ensuring that the natural light to their windows and garden will be preserved.

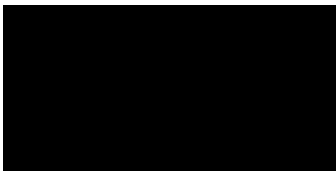
The height has also been reduced through a flat roof design. The Local Planning Considerations Statement confirms that the Proposed Development is in accordance with planning policies in the North Hertfordshire Local Plan (2011-2031). It confirms that the proposals are in accordance with Policy D2 (house extensions, replacement dwellings and outbuildings) as it is a modest, single storey extension, respecting the character of the surrounding context. It adds that landscaping will help maintain privacy and soften the visual impact. This Statement also adds that the design changes have minimised the impact on neighbours, which confirms that the Statement is in accordance with Policy D3 of the Local Plan (protecting living conditions).

The Design and Access Statement sets out the proposed materials for the extension. These are in keeping with the existing and the surrounding buildings.

In conclusion, the proposed re-design of the extension has considered the reason of refusal for the 2025 planning application. The revised planning application addresses these issues and presents a proposal that significantly reduces its impact on 40 Briary Lane.

We trust that the Council has all the information required to validate and approve the application. Should you have any questions, please do not hesitate to contact me.

Yours faithfully,



Will Nichols

Regional Director

Encs.

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