

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00799/FPH	Single storey rear extension and replace existing garage door with a window to facilitate conversion of garage into habitable accommodation. Alterations to fenestration. Installation of rear patio and retaining wall.	17 Betony Vale Royston Hertfordshire SG8 9TS

Submitted Plan Nos

PL-499 PL-500 PL-505A PL-506

1.0 Policies

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

SP9 Design and Sustainability

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

2.0 **Relevant Site History**

2.1 **85/00404/1:** Erection of 120 dwellings and garages and provision of associated roads, footpaths, parking spaces, open space and landscaping. **Conditional Permission.**

3.0 **Representations**

3.1 **Neighbour Consultation** – No comments received.

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a two-storey detached dwelling situated on Betony Vale, Royston. The site benefits from a rear garden which is enclosed by close boarded timber fencing. The levels on site are higher in the north and west directions.
- 4.1.2 The site is within the Royston settlement boundary. Permitted development rights for the site were removed under permission 85/00404/1.

4.2 **Proposal**

- 4.2.1 Single storey rear extension and replace existing garage door with a window to facilitate conversion of garage into habitable accommodation. Alterations to fenestration. Installation of rear patio and retaining wall.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:
 - Design and impact on local character;
 - Impact on neighbour amenity;
 - Highways and parking matters;
 - Impact on the environment;
 - Biodiversity Net Gain (BNG).

Design and Impact on Local Character

- 4.3.2 Policies D1 and D2 of the North Hertfordshire Local Plan 2011-2031 (NHLP) require that development proposals respond positively to the site's local context. Policy D2 specifies that extensions to houses should be sympathetic to the main dwelling in terms of scale, form and orientation. These policies are broadly consistent with paragraph 135 of the NPPF.

- 4.3.3 The proposed single storey rear extension would extend beyond the rear elevation by 3.2m, with a width of 5.3m. The extension would have a dual pitched roof, measuring 2.6m to the eaves and 3.7m to the ridge. The extension would be positioned to the west side, with the west elevation of the extension being flush with the west elevation of the main house. The scale and siting of the extension would be appropriate for the site. The extension would be constructed of brick and roof tiles to match the main dwelling, and aluminium windows to match the colour of the main dwelling. The extension would therefore be sympathetic to the existing character.
- 4.3.4 The application also proposes to convert the ground floor front garage into additional living space. A front facing window, to match the style of the existing front elevation window, would replace the existing garage doors to facilitate the conversion. The overall scale of the built form would not change. The garage conversion would therefore have a minimal impact on the existing site character and the character of Betony Vale, and is therefore acceptable.
- 4.3.5 In addition to these works, the rear French doors would be replaced with a square window. While this window would not match the style of the existing windows, it would be positioned at ground floor level and to the rear. The window would therefore be screened from public view and would not have an adverse impact on local character.
- 4.3.6 The proposal is considered to accord with Policies D1 and D2 of the Local Plan, as well as paragraph 135 of Section 12 of the National Planning Policy Framework.

Impact on Neighbours

- 4.3.7 Policy D3 of the Local Plan permits development that does not result in acceptable harm to the amenity of neighbouring occupiers and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.
- 4.3.8 The rear extension would be moderate in scale and single storey, be positioned to the north, and would maintain the established separation gap between the main dwelling and neighbouring dwelling to the west, no.16 Betony Vale. Furthermore, the extension would sit at the lowest level of the garden and would be screened by existing boundary treatments. It is therefore considered that the rear extension would not have any adverse overlooking, overshadowing or overlooking impacts.
- 4.3.9 The garage conversion would not intensify the existing relationship between the site and neighbouring dwellings and would therefore maintain an acceptable level of neighbour amenity.
- 4.3.10 Overall, the proposal would not have an unacceptable impact on existing residential amenity and therefore accords with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking

- 4.3.12 The proposed development would not impact existing access or parking arrangements on site and therefore complies with Policy T2 of the NHLP.

Environmental Implications

- 4.3.13 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design'; with which the proposal is commensurate with. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF. There are no other environmental implications as a result of the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.15 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

4.6.1 None.

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: 21 May 2026	