

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02007/FPH	Single storey side and rear extensions following demolition of existing side and rear conservatories. Alterations to existing fenestration.	2 Mackerel Hall Royston Hertfordshire SG8 5BS

Submitted Plan Nos

Location Plan 01 02 03

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

2.0 **Site History**

2.1 81/00996/1 Approval of details of bungalow with double garage. Conditional Permission

2.2 21/00477/LDCP Insertion of dormer window to existing side roof slope to facilitate conversion of loft space into habitable accommodation and insertion of Juliet balcony to existing front elevation gable end (as amended by plans received 01/03/2021) Granted

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation –**

47 Green Drift, Royston – COMMENT - Whilst we have no problems with the proposed alterations to 2 mackerel hall Royston , I would ask the council to ensure that any overlooking windows on the north face of this property are non opening windows and proper opaque glass is used not just clear glass with a film on to give the impression of opaque as is currently the case with the previous loft extension. Just to clarify that any such windows will overlook the rear of our property and garden at 74 green drift

3 Middle Drift – SUPPORT We have no objections to this application and fully support the applicants with their proposed works.

3.2 **Royston Town Council** – no comments received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 2 Mackerel Hall is a detached bungalow. With existing side and rear conservatories.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for a single storey side and rear extension. Demolish existing conservatory's and construct replacement single storey side and rear extension.
- 4.2.2 The extension projects 1.9 metres from the existing rear elevation and approximately 1.2 metres from the existing side elevation. The extension has a mono pitched roof with three skylights.
- 4.2.3 Materials are proposed to match the existing – Brickwork to match existing and Composite Timber Cladding on side extension to match loft conversion

4.3 **Key Issues**

- 4.3.1 The key considerations are impact on the design and the impact on the amenities of neighbouring properties.

Design and street scene

- 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 proposed extensions would be a subordinate addition to the dwelling, with an acceptable design, roof form and detailing. The extensions will not harm the character and appearance of the dwelling and the street scene due to the rear location and side locations and that they are replacing structures already there. The proposed materials will match the existing and have a better design then the existing conservatories in my opinion.
- 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 I note the comments raised by the neighbour 74 Green Drift in regards to overlooking and windows on the north elevation. The proposed extension given their single storey nature it will not appear overbearing or result in loss of light and amenity to nearby dwellings. The new windows are at ground floor and therefore I don't not consider a condition to obscure and non opening windows is necessary or acceptable. Impacts on neighbour amenity will therefore be acceptable.
- 4.3.8 As such, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

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 extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: 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.

Biodiversity Net Gain

This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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: 23 September 2025	