

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/01243/FPH

Part two storey, part single storey front extension (as amended by plan received on 06/08/2025).

9 Chaucer Road
Royston
Hertfordshire
SG8 5AP

Submitted Plan Nos

24004 5 Rev G

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2024 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

2.0 **Relevant Site History**

2.1 None.

3.0 **Representations**

3.1 **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 lies on the east side of Chaucer Road and south of the junction with Donne Close to the west. The application site itself comprises of a two-storey detached residential dwelling with flat roofed integral garage to the front build as part of the original structure of the property. This part of Chaucer Road is characterized by dwellings with a largely uniform appearance albeit with some alterations and extensions at ground floor level.

4.1.2 The application site is within the settlement boundary for Royston where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

4.2.1 Part two storey, part single storey front extension (as amended by plan received on 06/08/2025).

4.2.2 The amended plan reduces the scale and bulk of the development as well as a the amount of glazing.

4.3 Key Issues

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance

4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*”. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.

4.3.3 The proposal would see a full-width extension to the front of the dwelling which would project approximately 1.5 metres beyond the existing principal elevation at ground floor level. At first floor level the extension would project approximately 2.0 metres from the existing front elevation of the dwelling, in line with the front elevation of what is now the existing garage and so resulting in an overall extension as measured from the existing lounge area of the dwelling by approximately 3.6 metres. At ground floor level the roof form would be monopitch and at first floor level the extension would have a hipped roof form with the front elevation displaying two linked bay windows. The first floor extension is set significantly below the ridge height of the existing dwelling. Openings would be restricted to the front elevation. Materials would match that of the host dwelling.

4.3.4 Whilst it is accepted that the proposed extensions would be contrary to the existing character and appearance of the streetscene, in terms of scale and dominance, this would be limited given the forward position of the neighbouring property to the north known as no.7 Chaucer Road. In addition, the development takes into account the current form of the building by setting back the extension at first floor level.

4.3.5 I am satisfied that although the scale and design of the proposed extensions would result in a change to existing visual amenity, I do not see sufficient evidence to support an appeal should the application be refused. As such the development is considered to be in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Properties:

4.3.6 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the Local Plan.

4.3.7 No objections have been received from neighbouring properties. The extensions would not project beyond the side flank elevation of no.7 Chaucer Road to the north and with the set back of the first floor extension in relation to the position of no.11

Chaucer Road to the south, I am satisfied that there would be no significant impact to existing residential amenity as a result of the proposed extensions.

- 4.3.8 I am satisfied that the proposal is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.9 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.10 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental Implications

- 4.3.11 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the Local Plan, which sets out that development proposals should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.12 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the Local Plan 2011-2031 and Sections 2, 12 and 14 of the NPPF 2024.

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 hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

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.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 August 2025	