

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01499/FPH	Raise roof height and insertion of three front dormer windows and one front and five rear rooflights to facilitate additional accommodation at first floor level. Side extension and first floor front extension. Replacement fenestration including alterations to fenestration arrangement. External cladding and render. Single storey side extension to existing garage (as amended by plans received 07/08/2025).	2 Lower Gower Road Royston Hertfordshire SG8 5EA
<u>Submitted Plan Nos</u>		
3124-1 Rev C 3124-2 Rev C 3124-3 Rev C 3124-4 Rev C 3124-5 Rev C 3124-6 Rev C 3124-7 Rev C 3124-8 Rev C 3124-9 Rev C 3124-10 Rev C 3124-11 Rev C 3124-12 Rev C 3124-13 Rev C		

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 19/00594/FPH - Entire first floor extension to facilitate conversion of bungalow into a two-storey dwelling, two storey side extension with associated ancillary works including new vehicular access. Conditional Permission.

3.0 **Representations**

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a modest mid-20th Century single storey bungalow located on the east side of Lower Gower Road at the junction with Gower Road. To the north, there are four single storey bungalows of a relatively small scale, whilst opposite to the east lies a mixed use unit and a two-storey dwelling at the junction of Lower Gower Road and Titchmarsh Close. Properties to the east and south are two-storey.

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 Raise roof height and insertion of three front dormer windows and one front and five rear rooflights to facilitate additional accommodation at first floor level. Side extension and first floor front extension. Replacement fenestration including alterations to fenestration arrangement. External cladding and render. Single storey side extension to existing garage (as amended by plans received on 22/07/2025).
- 4.2.2 The amended plans reduce the scale, bulk and dominance of the porch which improves the overall appearance of the dwelling and streetscene. In addition, the plans show white window frames as opposed to black as black is considered to offer a stark appearance against the light-coloured render finish with white being more in keeping with the character and appearance of Lower Gower Road.

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 application proposes raising the roof and extending the property to the south to facilitate a new first floor accommodating four bedrooms. The extension would raise the height of the existing dwelling by approximately 1.0 metre taking the ridge height from 5.4 metres to 6.4 metres. The design incorporates a series of rooflights to the rear which would face the neighbouring property to the west known as No.36 Gower Road, with a further rooflight and three single dormers to the front roof slope. Openings at ground floor level would comprise of two windows to the north flank elevation with no openings proposed at first floor level. To the south flank elevation, a larger window would be formed at ground floor level with two windows at first floor level. A detached flat roofed garage is positioned to the north of the dwelling and the proposal would see this extended to the south to provide a larger detached garage. A driveway already exists with crossover. Materials for the dwelling and garage are proposed as render to the external walls; this is due to the desire for external wall insulation. The existing dwelling comprises of a mix of both render and brickwork, however, there are properties in Lower Gower Road that have a full render finish to the external walls and therefore I raise no objection to the proposed finish. The cheeks of the proposed dormers would be hanging tile with the roof being finished in an artificial slate. Window frames would be white to match the context of the locality.

- 4.3.4 I am satisfied that the scale and design of the proposed development would be sympathetic to the existing dwelling in terms of scale and design and would not harm the visual amenity of the area and would be in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.5 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.
- 4.3.6 Whilst there would be an increase in ridge height, the eaves height to the proposed dwelling would remain as existing with an extension of the south of the existing footprint of the dwelling. I am satisfied that the two windows to the rear side elevation of the neighbouring property to the west, no.36 Gower Road would not be significantly impacted in terms of loss of light and privacy as a result of the proposed development. In my view, no other properties would be impacted.
- 4.3.7 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:

- 4.3.8 The proposed development would result in the addition of three bedrooms to the property, increasing the total number to five. The site benefits from sufficient off-street car parking able to accommodate at least two cars and would be in accordance with Policy T2 of the Local Plan and Section 12 of the NPPF.

Biodiversity Net Gain (BNG)

- 4.3.9 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

- 4.3.10 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.
- 4.3.11 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.

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	