

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01584/FPH	Single storey side and rear extension following demolition of existing garage.	5 Melbourn Road Royston Hertfordshire SG8 7DB

Submitted Plan Nos

893/25/01 893/25/02 893/25/03 893/25/04 893/25/05

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 09/00546/FPH - Erection of detached car shelter. Conditional Permission.

2.2 08/00846/1HH - Two storey side and rear extensions. Conditional Permission.

3.0 **Representations**

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

3.2 **Royston Town Council** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on the east side of Melbourn Road and comprises of a large, detached two-storey residential dwelling with a mock-Tudor appearance having attached flat roofed garage to the north and gardens to both front and rear. Due to the depth of the front garden, the footprint of the dwelling is set back from the boundary with the highway where there is a mature boundary hedge. The east side of this part of Melbourn Road is characterised by properties of a similar scale.

- 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 Single storey side and rear extension following demolition of existing garage.

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 Following demolition of an existing garage, the proposed extension would extend from the north side flank elevation of the dwelling by approximately 5.3 metres, with an approximate projection of 1.7 metres beyond part of the existing set back element to the front elevation. To the rear of the dwelling the proposed extension would project from the existing rear elevation by 4.5 metres which would include in filling the gap between the existing garage and garden room. To the front elevation the roof form would be part mono pitched, part pitched with a parapet design beyond this to the remaining three elevations. Openings would comprise of an additional entrance doorway to the front elevation and windows and a set of bi-folding doors to the rear elevation. No openings are proposed to the north side of the proposed extension where this faces the neighbouring property no.7 Melbourn Road. Other changes to the fenestration are proposed to the existing dwelling at ground floor level, though would be considered as permitted development. Materials would match that of the existing dwelling, clay tiles to the pitched roof and a painted render finish to the external walls. Whilst there would be a change to the front elevation of the existing dwelling in terms of the mock Tudor appearance at the point where the extension extends to the front of the dwelling, there is already a breakup of the panels above the main entrance doorway and given the setback footprint of the dwelling, the impact is considered minor and would not result in harm to the visual character and appearance of the existing dwelling or to the streetscene.

- 4.3.4 I am therefore satisfied that the scale and design of the proposed extension would be sympathetic to the existing dwelling 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 The proposed extension is single storey with no openings proposed to the north side elevation with the neighbouring property no.7 Melbourn Road. The property to the south side elevation would not, in my view, be affected by the proposed development.
- 4.3.7 I am satisfied that the design of the proposal would not result in harm to existing residential amenity and 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 one bedroom to the property. The site benefits from sufficient off-street car parking able to accommodate at least two cars and is in accordance with Policy T2 of the Local Plan.

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.

3. The extension 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. 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: 5 August 2025	