

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01117/FPH	Single storey side extension, alterations to existing fenestration, insertion of No.2 rooflights to existing rear roofslope and replace door with a window to facilitate conversion of existing front integral garage into habitable accommodation following demolition of existing side element. Installation of raised timber decking to rear and installation of EV charger.	23 Cherry Drive Royston Hertfordshire SG8 7DL

Submitted Plan Nos

Location Plan 10000 10100 10101 10200 10300 10302

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
T2	Parking
SECN12	Achieving well-designed places

2.0 **Relevant Site History**

2.1 None.

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 comprises of a detached 1.5 storey dwelling on the west side of Cherry Drive within a residential part of Royston. The dwelling has an integrated garage and box dormer windows to the front and rear. The dwelling has an existing side extension to the north. The rear garden sits approximately 0.4m higher than the ground level of the dwelling.

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 extension, alterations to existing fenestration, insertion of No.2 rooflights to existing rear roofslope and replace door with a window to facilitate conversion of existing front integral garage into habitable accommodation following demolition of existing side element. Installation of raised timber decking to rear and installation of EV charger.
- 4.2.2 Side extension would be 1.7m wide, 9m deep with a hipped roof with eaves at 2.8m and a ridge at 4.1m. The proposed materials are: Dark grey concrete waved roof tile, exposed brick and white uPVC windows to match existing.
- 4.2.3 The Garage conversion would see the replacement of the garage door with matching brickwork and a white uPVC window.
- 4.2.4 The proposed decking would be 0.4m tall with a timber finish.
- 4.2.5 EV Charger would be sited on the side wall of the converted 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 and beautiful 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 communities*”. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 The proposed extension would be sited to the side of the dwelling and would have limited visibility from the highway. I consider that the proposed materials and roof form would be sympathetic to the existing dwelling and the street scene. The eaves and ridge would be sympathetic to the dwelling and would ensure a subordinate relationship. The rooflights would be an appropriate scale. I therefore consider that the scale and design of the proposed development to be compliant with policy D1 and D2.

Impact on Neighbouring Properties:

- 4.3.4 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 NHLP.

Impact on 21 Cherry Drive

- 4.3.5 The proposed development would result in an increased mass of built form along the shared boundary with this neighbour. However, given the sympathetic eaves and design and the fact the extension would not extend beyond the front or rear elevation of the neighbouring property, I do not find this to be harmful. The only window on this elevation serves a bathroom at first floor level and is obscure glazed. The proposed rooflights therefore would not promote any loss of privacy.

Impact from raised decking

- 4.3.6 The proposed development would result in the creation of a 0.4m tall decking up to both boundaries with the adjoining neighbours to the side. I find it necessary to recommend a condition for the boundary treatment to be raised 1.8m above the decking where adjacent to protect neighbouring privacy.
- 4.3.7 Due to the points raised above, the proposed development would not harm neighbouring amenity and therefore complies with Policy D3 of the Local Plan.
- 4.3.8 The site features a large garden; the acceptable design and modest scale is appropriate for the local context and therefore would not cause any harm on the amenity of future occupiers.

Highways and Parking:

- 4.3.11 The proposed development would retain the existing driveway which has sufficient parking space for 2 cars. Therefore, there would be no car parking issues arising from the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.12 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:

- 4.3.13 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 North Herts Local Plan, which sets out that development proposal 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.
- 4.3.14 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

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 NHLP 2011-2031 and Sections 2, 12 and 14 of the NPPF 2023.

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 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.

2. 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.

3. Prior to the use of the raised rear patio area coming into effect, obscure screening panel(s) to a height of 1.8m above the raised decking shall be installed to the northern and southern boundary of the deck area. The obscure screening panel(s) shall be retained at all times thereafter.

Reason: To safeguard the privacy of the occupiers of the adjoining dwellings.

4. 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.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 11 June 2025	