

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01417/FPH	Single storey side and rear extensions following demolition of existing detached garage.	One Acre 67 Old North Road Royston Hertfordshire SG8 5ER

Submitted Plan Nos

2996.01A 2996.02 2996.04 2996.05A 2996.06A 2996.07A 1 of 2 2996.08A 2 of 2

1.0 Policies

2.0 Relevant Site History

2.1 86/01873/1 - Erection of single storey rear extension – **Conditional Permission.**

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 application property is a detached bungalow dwelling located on the east side of Old North Road within a residential part of Royston. There is a detached dual pitched roof garage sited on the shared boundary with no 65, set back from the front elevation of the property. There is a decline in ground levels towards the rear of the property.

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 extensions following demolition of existing detached garage.

4.2.2 The approximate dimensions of the extensions would be:

☐ The extension would form a horizontal T shape, and would be approximately 13.25m deep, and would extend 3.61m from the (front) side wall, with a flat roof between the height of 3.25m and 3.5m due to the change in ground level.

4.2.3 The proposed materials are:

Roof – EPDM rubber

Windows – Match existing (white uPVC)

External Walls – Match Existing (Brickwork and Render)

External Doors – Match Existing (White uPVC)

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 Although the dwelling is set back from the highway and partially obscured by a hedge / gate, the dwellings roof form is visible from the street scene. Given the proposed height of the extension, it would be partially visible. Overall I consider that the proposal would respond neutrally to the site's local context given the lack of uniformity in the street scene.
- 4.3.4 The single storey structure would maintain some degree of spacing and a sky view would be maintained from the street.
- 4.3.5 The proposal would be sympathetic to the host dwelling in part. The existing bungalow has a large footprint; I therefore do not consider that an extension of this size would be disproportionate. The matching materials would help to link the new extensions to the host dwelling and maintain its character. I do however raise some concern to the eaves of the flat roof sitting above the eaves of the host dwelling which is a little jarring in appearance, contrary to Policy D2 which requires extensions to be sympathetic to the host dwelling in terms of height, form and roof type.
- 4.3.6 Where a proposal does not meet the requirements of the policies set out in the Local Plan or the NPPF, an assessment of the degree of harm caused by the failure of the proposal to meet the policy requirements needs to be carried out.
- 4.3.7 In this application, it is considered that whilst harm would be caused by the flat roof sitting above the eaves of the dwelling, the harm would not be sufficient to warrant refusal of the proposal on this basis. The majority of the extension would be set back from the street scene. The extension is single storey and would maintain the 'sky view' gap between the properties. The plot is substantial to the rear and adequate garden space would remain. There are examples of large extensions in the locality including building up to the side boundary such as at 76 – 82 Old North Road.
- 4.3.8 In view of the above, it is considered that on balance, although some harm would be caused due to the height of the extension in terms of the design and appearance, this harm would not be sufficient to warrant a refusal on this basis. The proposal is therefore unobjectionable in terms of design and appearance.

Impact on Neighbouring Properties

- 4.3.9 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.

- 4.3.10 Due to the position of the extension, it would only be noticeable to the neighbour at 65 Old North Road. The change in ground level would make the extension appear taller towards the rear.
- 4.3.11 The proposal would bring the side elevation of no 67 up to the boundary with no 65, resulting in a potentially increased feeling of bulk and overbearing. This could be exacerbated by the change in levels at the property. However, the extensions would be single storey and the area of no 65 affected by the potential increased feeling of enclosure and bulk would be the side access area leading to the rear of the property. This area is not significant to the enjoyment of the amenity of the property. The potential increase in feeling of enclosure by building up to the boundary would therefore be unobjectionable.
- 4.3.12 The neighbour lies due south of the extension and therefore any loss of sunlight to the ground floor windows would be minimal. There would be no unacceptable overshadowing as a result of the proposal.
- 4.3.13 The proposal therefore complies with Policy D3 of the Local Plan.

Highways and Parking:

- 4.3.14 The application site has hardstanding to the front of the dwelling which provides parking space for two vehicles. The proposal is therefore considered compliant with Policy T2 of the Local Plan.

Biodiversity Net Gain (BNG)

- 4.3.15 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:

- 4.3.16 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.
- 4.3.17 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 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. 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: 15 July 2025	