

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00841/FPH	Single storey front extension to include canopy over entrance door. Part two storey and part single storey rear extension following demolition of existing rear conservatory (Amended scheme received 22.05.26).	2 Heath Avenue Royston Hertfordshire SG8 9DB

Submitted Plan Nos

EDW/26/01 EDW/26/02 EDW/26/03 EDW/26/04

1.0 Policies

SECN12	Achieving well-designed places
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SECN14 Meeting climate change,coastal,flooding

SP9 Design and Sustainability

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

2.0 **Relevant Site History**

2.1 **80/01097/1:** Erection of detached garage and new access. **Not required.**

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Royston Town Council** – No objection.

4.0 **Planning Considerations**

4.1 Site and Surroundings

- 4.1.1 The application site accommodates a two-storey, semi-detached dwelling situated at the entrance of Heath Avenue, Royston. The site is within the Royston settlement boundary. The site benefits from a rear garden and front parking provision. Close boarded fencing treats the front boundaries, while the rear boundaries are treated by a combination of close boarded fencing and mature hedging.
- 4.1.2 Heath Avenue is characterised by uniform, semi-detached dwellings. Each dwelling features a single-storey, dual-pitched front/side projection.

4.2 Proposal

- 4.2.1 Single storey front extension to include canopy over entrance door. Part two storey and part single storey rear extension following demolition of existing rear conservatory (Amended scheme received 22.05.26).

4.3 Key Issues

- 4.3.1 The key issues for consideration are as follows:

- Design and impact on local character;
- Impact on neighbour amenity;
- Highways and parking matters;
- Impact on the environment;
- Biodiversity Net Gain (BNG).

Design and Impact on Local Character

- 4.3.2 Policies D1 and D2 of the North Hertfordshire Local Plan (NHLP) require that development proposals respond positively to the site's local context. Policy D2 specifies that extensions to houses should be sympathetic to the main dwelling in terms of scale, form and orientation. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.3 The initial scheme featured a two-storey front extension, which was a departure from the established street character of Heath Avenue. The present scheme has addressed this

by proposing a single storey front extension, which would match the dimensions of the existing front/side projection. Roof tiles and brickwork would match existing for visual continuity. The scheme also proposes 1no small roof light to the existing front roof slope of the main house, which would have a minimal visual impact on account of its scale. The front extension and roof light would therefore be sympathetic additions to the main house and would be in keeping with the character of Heath Avenue.

- 4.3.4 Likewise, the proposed part two-storey, part single storey rear extension has been reduced to appear subordinate to the main dwelling. This has been achieved by reducing the depth of the two-storey element to 3.5m and lowering the ridge height of the proposed hipped roof to be lower than the ridge of the main house. The proposed fenestration would be consistent with the main dwelling. The single storey element would protrude by an additional 0.5m with a mono-pitch roof, and would wrap around the two-storey element to the west and a single-storey, flat roof extension. Aside from the flat roof portion, the proposed materials would match existing. Overall, the combined bulk and design of the extensions are considered to be acceptable.
- 4.3.5 Overall, the proposal is considered to accord with Policies D1 and D2 of the NHLP, as well as Section 12 of the NPPF.

Impact on Neighbours

- 4.3.6 Policy D3 of the Local Plan permits development which would not harm the amenity of neighbouring occupiers and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.
- 4.3.7 Due to the siting and relative scale of the proposed front extension, this part of the proposal would not give rise to any overlooking, overbearing or overshadowing impacts.
- 4.3.8 The proposed two-storey element to the rear would be positioned to the east of the site, which runs parallel with Briary Lane as opposed to the west neighbouring boundary of no.4 Heath Avenue. Furthermore, the two-storey element has been reduced to a 3.5m depth, which is considered to be acceptable for a semi-detached dwelling. No windows are proposed at first-floor level on the eastern elevation. Under permitted development rights, the applicant could only insert an obscure-glazed/non-opening up to 1.7m above floor level window at first-floor level, meaning that a condition for windows on this elevation is unnecessary. Therefore, the two-storey part of the proposed extension would not give rise to unacceptable overlooking, overshadowing or overbearing impacts upon neighbouring residences.
- 4.3.9 The single-storey, flat roof element of the rear extension would be constructed closer to the eastern boundary. However, this part of the extension would measure 2.9m in height and would maintain a gap between the east elevation and the boundary fence. As such, the single storey element of the rear extension would not give rise to unacceptable neighbour amenity impacts due to its acceptable scale and siting.

4.3.10 Overall, the proposal accords with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking

4.3.11 The proposal would increase the number of bedrooms from 3no. to 4no. However, the proposal would not alter the existing parking provision on-site, and Heath Avenue is a sustainable location with established on-street parking provision. The proposal therefore complies with Policy T2 of the NHLP.

Environmental Implications

4.3.12 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design'; with which the proposal is commensurate with. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF. There are no other environmental implications as a result of the proposed development.

Biodiversity Net Gain (BNG)

4.3.13 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

4.5 **Alternative Options**

4.5.1 None.

4.6 **Pre-Commencement Conditions**

4.6.1 None.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 12 June 2026	