

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

26/00011/FPH

Single storey rear extension

6 Sussex Drive

Royston

Hertfordshire

SG8 9FB

Submitted Plan Nos

7904/1 7904

1.0 Policies

D1

Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

3.2 Royston Town Council – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a large, detached dwelling located on Sussex Drive, Royston. The property has had its Permitted Development Rights removed through Class A.

4.2 **Proposal**

4.2.1 Planning Permission is sought for a single storey rear extension.

4.3 **Key Issues**

4.3.1 **Design:** The proposal is for a single-storey rear extension, measuring approx. 5.9m wide and 1.7m deep, with a lean-to roof measuring approx. 2.4m to eaves. The extension would infill an existing kink in the rear elevation and be finished in materials that would match the host property. The proposal, which is a modest rear element relative to the scale of the host dwelling that will utilise matching materials, is considered acceptable in form, scale and appearance. The proposal would comply with Policy D1 and D2 of the Local Plan.

4.3.2 **Impact on neighbours:** The site benefits from two immediate neighbours, No's 4 and 10 Sussex Drive. Given the modest scale and appropriate siting of the proposed development, it is considered that the development will not result in any adverse impacts on the reasonable living conditions and well-being of these neighbours in respect of overdominance, loss of privacy and loss of daylight/sunlight. The proposal complies with Policy D3 of the Local Plan.

4.3.3 **BNG:** Exempt from BNG requirements.

4.4 **Conclusion**

- 4.4.1 The development would be in accordance with the relevant local and national planning policies.

4.5 **Alternative Options**

- 4.5.1 None applicable

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 19 February 2026	

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