

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01465/FPH	Single storey rear extension.	6 Brewery Lane Baldock Hertfordshire SG7 5AT

Submitted Plan Nos

ND-2415-PL001 ND-2415-PL101 ND-2415-PL110 ND-2415-PL150 ND-2415-PL155A ND-2415-PL201
ND-2415-PL210B

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 Consultation & Site Notice** – One received in support stating no objections.

3.2 **Baldock, Bygrave and Clothall Neighbourhood Planning Group** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached two-storey dwelling on the north-east side of Brewery Lane in a residential part of Baldock.

4.2 **Proposal**

4.2.1 Single storey rear extension.

4.2.2 The proposed extension would be approximately 5.74m in depth, 5m in width with a flat roof at the height of 2.95m. The proposed materials are cocoa brown cladding, black EPDM membrane flat roof, dark grey aluminium windows and anthracite aluminium doors.

4.3 **Key Issues**

4.3.1 The key issues in this case are the design of the development relative to the main dwelling and the impact the development has on the reasonable living conditions of the neighbouring properties.

Design

4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of

development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

- 4.3.3 Whilst the extension would substantially enlarge the host dwelling and the materials would be contrary to the existing dwelling, it would be sited to the rear of the property and would not be visible from the public realm. Arguably there is a precedent within the wider area such as at 30 Norton Road which has a 6m extension. A similar depth may be achieved through a neighbour consultation scheme; however no fallback position has been demonstrated. In any case, in absence of significant neighbour harm I find the design to be sympathetic and subordinate to the dwelling.
- 4.3.4 This is considered in line with Section 12 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

Impact on Neighbours

- 4.3.6 The proposed rear extension would be set on the boundary with the attached neighbour at 7 Brewery Lane. This neighbour's dwelling is set back slightly and has a rear extension. This proposed extension would therefore extend a further 3.5m in depth. Whilst its position to the south of the neighbour may occasion some harm in the form of loss of light, the modest height of 2.95m is likely to reduce this to acceptable levels. No side windows have been proposed and it is therefore unlikely the development would result in any loss of privacy.
- 4.3.7 The site has an existing wall at the height of 2.9m screening the properties to the east, this extension therefore would not result in any harm to these neighbouring properties due to the minimal difference in heights.
- 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.
- 4.3.9 This development is therefore considered in accordance with Section 12 of the NPPF.

Highways and Parking:

- 4.3.10 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.11 The proposed development, by virtue of its limited scale in general terms together with the sustainable location 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.

Biodiversity Net Gain:

- 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.

4.4 **Conclusion**

- 4.4.1 Overall, as stated above it is considered that the proposed development is compliant with the necessary provisions of the Local Plan policies and the guidelines set out in the NPPF.

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. 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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 30 August 2024	