

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01367/FPH	Single storey rear extension and alterations to fenestration	28 Downlands Baldock Hertfordshire SG7 6SY

Submitted Plan Nos

1798 01 A 1798 02 A

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** – None received.

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 side of Downlands, the dwelling is at the entrance to the road and has a corner plot with Yeomanry Drive in a residential part of Baldock.

4.1.2 The site is set at a lower ground level than Yeomanry Drive and a slightly higher ground level to Downlands. The site also has a higher ground level towards the rear of the garden with a raised patio area and a shed.

4.2 **Proposal**

4.2.1 Single storey rear extension and alterations to fenestration

4.2.2 The proposed extension would be approximately 6m in depth, 3.7m in width with a flat roof at the height of 3.05m. The proposed materials are red brick to match, GRP resin flat roof, dark grey aluminium windows and anthracite grey aluminium bi-fold doors. The existing dwelling is approximately 7.5m in depth.

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 The proposed works would substantially enlarge the host dwelling and when viewed from the side elevations. Due to the change in ground levels, the extension would have less visibility from Yeomanry Drive and slightly increased visibility from Downlands. In my view, due to the excessive proposed depth, the extension would appear as a disproportionate addition that would fail to enhance the host dwelling or result in a sympathetic form of development. The agent has not provided any justification or permitted development fallback position at submission for a rear extension of this scale, no precedent within the locality has been identified.
- 4.3.4 The proposed development is therefore considered to be contrary to Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore not considered to be acceptable.

Impact on Neighbours

- 4.3.5 The proposed rear extension would be set off the boundary by approximately 1m and would extend approximately 6m in depth from the rear wall of 26 Downlands. Due to the orientation, modest height and being set back from the boundary, it is unlikely the development would occasion any loss of sunlight. However, the excessive depth would likely occasion some overbearing harm. No side windows have been proposed and it is therefore unlikely the development would result in any loss of privacy.
- 4.3.6 Given the above, it is considered that the proposed development would result in an unacceptably detrimental impact upon neighbouring occupiers and is therefore contrary with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.7 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:

- 4.3.8 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:

- 4.3.9 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 The proposed development is not considered to be acceptable and is considered to run contrary with the provisions of policies within the Local Plan and the National Planning Policy Framework. Refuse planning permission.

4.5 **Alternative Options**

- 4.5.1 None applicable.

5.0 **Recommendation**

- 5.1 That planning permission be **REFUSED** for the following reasons:

1. The proposed development, by reason of its size, design, siting and appearance, will be detrimental to the character and appearance of the dwelling and the locality. The proposal does not comply with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.
2. The proposed development will result in harmful overbearing impacts to No. 26 Downlands, by reason of the size, height, siting and design of the proposed development. The proposal does not comply with Policy D3 of the Local Plan, and Section 12 of the NPPF.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied 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: 7 August 2024	