

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/02043/FPH	Single storey side extension to form one 2-bed ancillary annexe and single storey front and rear extensions following demolition of existing garage and car port. Installation of solar panels to side roofslope. External cladding and rear hard landscaping works (as amended by plan received on 22/09/2026).	23 The Rowans Baldock Hertfordshire SG7 6HL

Submitted Plan Nos

MOR_26_01_L MOR_26_02_ MOR_26_04_ MOR/26/03A

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework (NPPF) (2026)**

Chapter 4 Achieving sustainable development

Policy S3: Presumption in favour of sustainable development

Policy S4: Principle of development within settlements

Chapter 5 Meeting the need of climate change

Chapter 10 Securing clean energy and water

Chapter 14 Achieving well-designed places

Policy DP3: Key principles for well-designed places

Chapter 17: Pollution, public protection and security

Policy P3: Living conditions and pollution

1.2 **North Hertfordshire Local Plan (2011-2031)**

Strategic Policies

Policy SP1 Sustainable Development in North Hertfordshire

Policy SP2 Settlement Hierarchy and Spatial Distribution

Policy SP6 Sustainable transport

Policy SP9 Design and Sustainability

Policy SP11 Natural resources and sustainability

Development Management Policies

Policy D1 Sustainable design

Policy D2 House extensions, replacement dwellings and outbuildings

Policy D3 Protecting living conditions

Policy HS6 Relatives' and dependents' accommodation

Policy T2 Parking

1.3 **Baldock, Bygrave and Clothall Neighbourhood Plan (2021)**

Policy G3 Creating well-designed places

Policy G4 Sustainable design

1.4 **Supplementary Planning Design (SPD)**

NHC Sustainability (2024)

2.0 **Relevant Site History**

- 2.1 Planning permission was refused under reference 26/00228/FPH (for the two-storey extension) and dismissed on appeal on 8th May 2026 under PINS reference 6006400 – The proposed development was for a *'Two storey side extension to form annexe and single storey front and rear extensions to existing dwelling following demolition of existing garage. Replacement of hanging tile to existing dwelling with Hardie Plank cement based cladding in light grey.'* Whilst the Inspector acknowledged that the *'...plot size and spacing create an opportunity for a significant extension...'* The Inspector subsequently dismissed the appeal on the grounds of visual impact in terms of bulk, massing and design resulting in an imposing and unsympathetic addition to the street scene and being out of proportion with the existing dwelling and others nearby.

2.2 A further planning application was refused under 26/01632/FPH for similar reasons as to 26/00228/FPH.

3.0 **Representations**

3.1 **Neighbour Consultation** – Two objections have been received from neighbouring properties Nos.25 and 25B The Rowans.

3.2 No.25 raises the following concern:

- Impact on existing car parking provision due to the loss of two existing garages and the addition of a further two bedrooms to the property.

3.3 No.25B raises the following concern in addition to those mentioned by No.25:

- Additional parking demand would worsen existing difficulties, including access to their driveway where vehicles are often parked opposite. The objector concludes
- The proposal would adversely affect the character and amenity of the cul-de-sac and the wider neighbourhood.

3.3 **Baldock, Bygrav and Clothall NF** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is on the southeastern side of Baldock and forms part of an existing residential housing estate. Situated on the south side of a cul-de-sac, the site adjoins TPO/056 to the southern and eastern boundaries. The surrounding area is residential and the dwellings in The Rowans follow a similar design which is reflective throughout the wider estate. The property comprises of a two-storey residential dwelling which benefits from a front lawned garden which is designed as open space to follow the general plan form of the estate. An existing flat roofed double garage is located to the west and rear of the dwelling where there is also a single attached car port and associated driveway providing for off-street parking.

4.1.2 The site is located within the settlement boundary for Baldock under Policy SP2 of the Local Plan, where development is generally supported in principle, subject to compliance with other relevant policies.

4.2 **Proposal**

4.2.1 Planning permission is sought for a single storey side extension to form one 2-bed ancillary annexe and single storey front and rear extensions following demolition of existing garage and car port. Installation of solar panels to side roof slope. External cladding and rear hard landscaping works.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The impact of the development on the character and appearance of the area.

- The impact the proposed development would have on the living conditions of neighbouring occupiers.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the development would have on the environment.

Design & Appearance

- 4.3.2 Chapter 4 of the NPPF sets out the Government's approach to achieving sustainable development through the planning system. It establishes the economic, social and environmental objectives of sustainable development and confirms that these objectives should be pursued in a mutually supportive way. This chapter also reinforces the presumption in favour of sustainable development, requiring planning decisions to support development proposals that accord with an up-to-date development plan and contribute positively to sustainable development.
- 4.3.3 Chapter 14 of the NPPF promotes high-quality, sustainable and attractive development, recognising that good design is a fundamental aspect of sustainable development. Planning decisions should ensure development is visually attractive, responds positively to local character and creates places that function well for existing and future users.
- 4.3.4 Policies D1 and D2 of the Local Plan are consistent with the objectives set out in the NPPF Chapter 4 Policies S3 and S4 and Chapter 14 Policy DP3.
- 4.3.5 Following demolition of an existing car port and two garages, the development would see the construction of a single storey side and rear extension to the existing dwelling amongst other works. The side extension would extend from the eastern flank wall of the dwelling by 6.0m and would extend southwards by 11.0 metres at which point the width of the side extension would increase by a further 0.35 metres for a depth of 5.87 metres before meeting a proposed single storey rear extension to the dwelling which is full-width and has a depth of 2.35 metres. Whilst the proposed side extension is a metre less than the width of the existing dwelling, I agree with the findings of the Inspector in the appeal decision where it was stated that '*...plot size and spacing create an opportunity for a significant extension...*'. The roof form to the side extension would be a low pitch and to the rear extension a mono-pitch. Openings would be to both sides and to the rear extension together with three rooflights to the east facing roof slope of the side extension and 3 rooflights to the roof slope of the rear extension. Materials would comprise of red brickwork with grey marley modern tiles to match the existing dwelling. To the southwestern roof slope of the side extension a series of photovoltaic panels are proposed.
- 4.3.6 The proposal includes a full-width single storey front extension projecting 1.7 metres beyond the existing front elevation. The extension would incorporate a mono-pitched roof form, positioned below the cill level of the existing first floor windows, thereby maintaining a subservient relationship with the host dwelling. Openings within the front elevation would reflect the size, position and design of the original fenestration, and a series of rooflights are proposed within the roof slope. External materials would match those of the existing dwelling. Whilst front extensions are not a common feature within The Rowans, it is noted that No.6 The Rowans, located to the north of the application site benefits from a front extension under planning permission 21/00882/FPH, which is of a similar scale and form. In this context, the proposed front extension would appear as an acceptable addition within the street scene.
- 4.3.7 In addition to the proposed extensions, the development includes the replacement of the existing grey hanging tiles on the northwest and southwest first floor elevations with horizontal grey slate cladding. It is evident within the surrounding street scene, that a

variety of external materials and finishes are present within The Rowans. In particular, a number of properties to the southwest incorporate white painted horizontal cladding, whilst other dwellings within the wider estate feature darker coloured cladding at first floor levels. As such, there is no uniform palette of materials across the development that would be undermined by the proposed alterations.

- 4.3.8 The agent has submitted a covering letter with the application stating that the proposed annex would be for occupation by an elderly relative in need of care. In terms of Policy HS6 of the Local Plan, I am satisfied that the intended use and occupation of the proposed annex is in accordance with the requirements of Policy HS6. In relation to the proposal as a whole, I am satisfied that the development by virtue of its siting, scale and design is not out of context with the street scene and is considered acceptable and in accordance with Policies D1, D2 and HS6 of the Local Plan and Chapter 4 Policy S3 and S4 and Chapter 14 Policy DP3 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.9 A core planning principle set out in Chapter 17 of the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the Local Plan.
- 4.3.10 Whilst concern has been expressed in relation to the loss of off-street parking and difficulties neighbours have in accessing their driveway due to vehicles parking on the front of the driveway, I am satisfied that the proposed development, by virtue of its position, and its relationship with existing built form, would not impact existing residential amenity to any significant degree and would be in accordance with Policy D3 of the Local Plan and Chapter 17 Policy P3 of the NPPF.

Highways and Parking:

- 4.3.11 The proposed development would see the loss of a car port and double garage. However, off-street parking would remain for two vehicles which is acceptable and in accordance with planning policy.

Biodiversity Net Gain (BNG)

- 4.3.12 The development is not subject to the statutory biodiversity gain condition because it falls within an exemption provided by Schedule 7A to the Town and Country Planning Act 1990 and/or the Biodiversity Gain Requirements (Exemptions) Regulations 2024 (as amended).

Environmental Implications:

- 4.3.13 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.
- 4.3.14 Chapter 5 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Chapter 5 are reflected in Policy D1 of the Local Plan, which sets out that development proposals 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.
- 4.3.15 Based on the details submitted, the proposed development, is unlikely to have any significant implications for the local environment in terms of carbon emissions and

therefore would be generally in accordance with Policy D1 of the Local Plan and Chapter 5 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP2, SP9, D1, D2 and D3 of the Local Plan 2011-2031 and Chapters 4, 5, 10, 14 and 17 of the NPPF.

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.

3. The residential annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as 23 The Rowans, Baldock SG7 6HL.

Reason: To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected with each other as this would result in an unsatisfactory relationship and inadequate standard of amenity for both properties and to comply with Policy HS6 of the North Hertfordshire Local Plan 2011 to 2031.

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: 30 September 2026	