

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/02175/FPH	Single storey side extension	1 Orwell View Baldock Hertfordshire SG7 6TH

Submitted Plan Nos

Location Plan Block Plan AM0826.PL01 AM0826.PL02 AM0826.PL010 AM0826.PL011 AM0826.PL011
AM0826.PL013

1.0 Policies

2.0 **Site History**

2.1 None

3.0 **Representations**

3.1 **12 Rhee Spring - raises concerns regarding their access and structural integrity of the garage and driveway during construction and after, adjacent the host properties garage and driveway**

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The host property is an end of terrace property on the east side of the road with a detached garage that adjoins two other neighbour garages to the side of the property and the off street parking is also in front of the garages and alongside two other spaces belonging to neighbouring properties.

4.2 **Proposal**

4.2.1 Planning Permission is sought for a single storey side extension

4.3 **Key Issues**

Principle of development

4.3.1 Policy SP2 (Settlement Hierarchy) states that development will be focused within the District's towns, including Baldock, where development is supported in principle subject to compliance with the remainder of the Plan.

4.3.2 The principle of extending and altering the existing dwelling is acceptable, subject to detailed consideration of design, character and residential amenity impacts.

4.3.3 However, the design of the proposal raises significant concerns. The detailed design and layout of the proposal gives rise to significant concerns which outweigh the acceptability of the proposal in principle.

Design, layout and Siting

4.3.4 The proposed single-storey side extension would be unacceptable in terms of the overall layout and functionality of the site. Whilst the scale and form of the extension are modest, its siting

would compromise the only off-street parking space serving the application property and would also restrict access to the existing garage serving the property.

- 4.3.5 The existing garage forms one of a group of three garages, with the other two garages understood to be associated with and owned by neighbouring properties. The proposal would therefore materially alter the established relationship between the dwelling, its garage and its off-street parking provision.
- 4.3.6 Policy D1 of the North Hertfordshire Local Plan 2011-2031 requires development to respond positively to its local context and, amongst other matters, to minimise the visual impact of parking provision. Policy T2 seeks to ensure that parking is provided in accordance with the Council's relevant parking standards and that parking arrangements are appropriately designed and laid out. The Council's adopted North Herts Design Code is also relevant to the assessment of the quality and functionality of development.
- 4.3.7 The National Planning Policy Framework (August 2026), through Policy DP3, requires development proposals to respond to the history, character and features of their site and setting and to create places which function well over their lifetime. The policy also identifies movement as a key design principle. In addition, Policy TR4 requires transport considerations to be integral to the design of development and requires a suitable number of parking spaces to be provided, having regard to the location and nature of the development and locally established standards.
- 4.3.8 In this case, the proposed extension would result in an inefficient and poorly functioning site layout by encroaching the only available off-street parking area whilst simultaneously restricting access to the property's garage. This is particularly significant given that the remaining two garages within the garage block are in separate ownership and therefore cannot reasonably be relied upon as alternative parking provision for the application property.
- 4.3.9 The loss of the property's only usable off-street parking space and the obstruction of its garage would consequently place reliance on on-street parking and would fail to provide an appropriate and functional parking arrangement for the dwelling. The resulting layout would not represent a well-designed response to the constraints and established pattern of the site and would fail to maintain an appropriate relationship between the dwelling, its ancillary parking provision and the surrounding development.
- 4.3.10 The proposal would therefore conflict with Policies D1 and T2 of the North Hertfordshire Local Plan 2011-2031 and Policies DP3 and TR4 of the National Planning Policy Framework (August 2026). The proposal is accordingly unacceptable in design and layout terms.

Neighbour amenity

4.3.11 Policy D3 (Protecting Living Conditions) states that planning permission will be granted where proposals would not result in a significant detrimental impact on the living conditions of existing or future occupiers, including through overlooking, loss of privacy, overshadowing, or overbearing impact.

4.3.12 The extension would not be considered detrimental to neighbouring properties given the modest single storey side extension. Impacts on residential amenity are therefore acceptable. Complies with Policy D3 of the Local Plan. No neighbour objections received.

4.3.13 **BNG:** Exempt from BNG requirements.

4.3.14 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

4.4.1 The principle of extending the dwelling is acceptable, and the modest scale of the single-storey extension would not result in unacceptable harm to neighbouring living conditions.

4.4.2 However, these acceptable aspects do not outweigh the fundamental objection to the proposal's design and layout. The extension would encroach upon the property's only usable off-street parking space and restrict access to the existing garage, creating an inefficient and poorly functioning arrangement and increasing reliance on on-street parking. The scheme would therefore fail to respond appropriately to the constraints and established layout of the site and would conflict with Policies D1 and T2 of the North Hertfordshire Local Plan 2011-2031 and Policies DP3 and TR4 of the National Planning Policy Framework (August 2026).

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 single-storey side extension, by virtue of its siting, would result in the encroachment of the only off-street parking space serving the application property and would obstruct access to the existing garage. The garage forms one of a group of three, with the remaining two garages being in separate ownership and therefore not reasonably available as alternative parking provision for the application property. The proposal would consequently result in a poorly functioning and inappropriate site layout, with the property reliant upon on-street parking and no practical provision for the continued use of its existing garage.

The proposal would therefore fail to respond appropriately to the constraints and established layout of the site and would not create a well-designed development which functions effectively. The development would conflict with Policies D1 and T2 of the North Hertfordshire Local Plan 2011-2031 and Policies DP3 and TR4 of the National Planning Policy Framework (August 2026).

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: 13 October 2026	