

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02410/FPH	Single storey rear extension following demolition of existing rear extension	10 Lucas Lane Ashwell Baldock Hertfordshire SG7 5LN

Submitted Plan Nos

A110 Rev 2 A100 A101 A105 A106

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
SECN11	Making effective use of land
SECN16	Conserve + enhance historic environment

2.0 **Planning History**

- 2.1 **21/01434/FPH** - Single storey rear extension and insertion of two front dormer windows and three rear roof lights in existing roof slopes to facilitate addition of first floor to existing bungalow following demolition of existing single storey rear extension.

Conditional Permission

- 2.2 **20/00810/FPH** - Part two storey and part single storey rear extension and insertion of two front dormer windows and two rear roof lights in existing roof slopes to facilitate addition of first floor to existing bungalow following demolition of existing single storey rear extension.

Conditional Permission

3.0 **Representations**

- 3.1 **Site Notice and Neighbour Consultation** – None received.
- 3.2 **Ashwell Parish Council** – None received.

3.3 **HCC Archaeology** – No comment.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached bungalow located on the south side of Lucas Lane, Ashwell. The bungalow is set back and on a slightly elevation position. The site is within the Conservation Area.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey rear extension following demolition of existing rear extension

4.3 **Key Issues**

4.3.1 The key considerations are design and the impact on the amenities of neighbouring properties.

Design/Heritage

4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions will be granted if the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.

4.3.3 Policy SP13 of the Local Plan states that *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight will be given to the asset's conservation and the management of its setting"*. Policy HE1 of the Local Plan states that *"Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they: c) Will lead to less than substantial harm to the significance of the designated heritage asset, and this harm is outweighed by the public benefits of the development, including securing the asset's optimum viable use"*. This is reinforced in Section 16 of the NPPF.

4.3.4 The proposal seeks to erect a single storey rear extension following demolition of an existing single storey rear element. The extension would measure approx. 3.5m deep and 8.5m wide, with a flat roof measuring approx. 2.9m in height. The extension would be finished in red facing brickwork, white uPVC windows and powder coated aluminium bifold doors.

4.3.5 This is a modest rear proposal that is acceptable in planning terms, given its nature and scale. The property is set back from the road, and the scheme is on the rear, such that the proposal will not result in any impact on the character of the street scene, and by extension, the Conservation Area.

- 4.3.6 The proposal is therefore deemed acceptable in design terms and in accordance with Policies HE1, D1 and D2 of the Local Plan and Section 12 and 16 of the NPPF.

Impact on Neighbours

- 4.3.7 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.8 Given the nature and scale of the proposal, there will be no harm to neighbouring amenity.
- 4.3.9 Therefore, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

4.4 **Conclusion**

- 4.4.1 The proposal is considered acceptable in planning terms and in accordance with Policies HE1, D1, D2 and D3 of the Local Plan, as well as Section 12 and 16 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 development hereby permitted shall only be finished in the materials as stated on the approved plans and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the extension is in-keeping with the host property and to protect the visual amenities of the locality and to comply with Policies D1 and D2 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 11 November 2025	