

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00564/FPH	Two storey side extension and alterations to fenestration (as amended by plans received on 14/04/2025).	44 Bush Spring Baldock Hertfordshire SG7 6QT

Submitted Plan Nos

1821/02 B 1821/01 B

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2024 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

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

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

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

G3 – Creating well-designed places

G4 – Sustainable design

2.0 **Relevant Site History**

2.1 None.

3.0 **Representations**

3.1 **Site and Neighbour Consultation** – None received.

3.2 **Baldock, Bygrave and Clothall** – None received.

3.3 **HCC Historic Environment (Archaeology)** – Likely impact to heritage assets, approve with conditions.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 44 Bush Spring is a two-storey residential dwelling which occupies a corner plot with its attached neighbour to the east. The front garden is open plan which is a feature of the estate, the side and rear garden is enclosed by vertical timber fencing.
- 4.1.2 The application site is within the settlement boundary for Baldock where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 Two storey side extension and alterations to fenestration (as amended by plans received on 14/04/2025).
- 4.2.2 The amended plans show the two-storey side extension set back from the front elevation of the existing dwelling.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:
- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
 - The impact that the proposed development would have on the living conditions of neighbouring properties.
 - The impact that the proposed development would have on car parking provision in the area.
 - The impact that the proposed development would have on the environment.

Design and Appearance

- 4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 The application seeks to construct a two-storey side extension to form additional habitable accommodation. The proposed extension would be set down from the existing ridgeline and set in from both the front and rear elevations of the existing dwelling. The extension would extend up to the existing timber boundary fence line to the west side of the dwelling. A gate would be installed to the west side boundary to the rear of the proposed extension providing access to the rear garden. No change is proposed to the area of land beyond the existing timber fence line as this is considered to be beyond the residential curtilage of the property. Openings would comprise of windows to the front and rear elevations, ground and first floor level together with two windows to the proposed side elevation again to both ground and first floor levels. Materials would be facing brickwork and concrete interlocking tiles to match those of the existing dwelling. Windows to the proposed extension would be white uPVC with a design similar to windows in the existing dwelling. Changes proposed to the fenestration would see the replacement of the existing brown uPVC windows in the existing dwelling to white uPVC

matching those of the proposed extension. To the ground floor rear elevation of the existing dwelling, a set of double doors would be installed in place on an existing window opening.

- 4.3.4 The design of the proposed extension would not harm the character and appearance of the existing street scene and is considered acceptable and in accordance with Policies D1 and De of the Local Plan.

Archaeology

- 4.3.5 When considering the impact of proposed development on the significance of a designated heritage asset (such as archaeology), the NPPF (Section 16 – Conserving and enhancing the historic environment) notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be. In this regard, Policy HE4 of the Local Plan is consistent with the NPPF.
- 4.3.6 The application site lies within an Area of Archaeological Significance, as identified in the Local Plan. It is therefore likely that the proposed development should be regarded as likely to have an impact on heritage assets of archaeological interest and therefore it is necessary to include a condition to reflect this and to ensure the development is in accordance with the requirements of Policy HE4 of the Local Plan.

Impact on Neighbouring Properties

- 4.3.7 A core planning principle set out in 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.
- 4.3.8 Given the separation distance to neighbouring properties, I am satisfied that the proposed first floor window to the side elevation would not require obscure glazing as it is unlikely to result in an unacceptable impact on the reasonable living conditions and well-being of neighbours, and as such, is unlikely to have any significant impact on existing residential amenity and is therefore in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking

- 4.3.9 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.10 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.

Environmental Implications

- 4.3.11 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 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.

- 4.3.12 In my view, the proposed development would be 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 Section 14 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the Local Plan 2011-2031 and Sections 2, 12 and 14 of the NPPF 2024.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 The agent has agreed to the pre-commencement condition regarding Archaeology.

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. (A). No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:
 1. The programme and methodology of site investigation and recording
 2. The programme for post investigation assessment

3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

(B). The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (A).

(C). The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis and publication where appropriate.

4. The extension hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

Reason: 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. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 25 April 2025	