

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02746/FPH	Single storey side extension.	30 Park Drive Baldock Hertfordshire SG7 6EN

Submitted Plan Nos

Location Plan Block Plan RW1124.PL01 RW1124.PL01 RW1124.PL10 RW1124.PL11 RW1124.PL12

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP1	Sustainable development in North Herts
T2	Parking
SECN12	Achieving well-designed places

2.0 **Planning History**

- 2.1 **24/01571/FPH** - Two storey side extension and replace existing front flat canopy roof with a pitched roof following demolition of existing pitched roof over front door.

Conditional Permission.

3.0 **Representations**

- 3.1 **Site Notice and Neighbour Consultation** – 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 property located on the east side of Park Drive, Baldock. The orientation of the dwelling is such that its principal elevation is almost 90 degrees from the immediate neighbour at No.26 Holroyd Crescent, which sees the shared boundary have a diagonal position with triangular plot shapes.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for a single storey side extension with a flat roof and roof lantern.

- 4.2.2 The proposal is an alteration from ref: 24/01571/FPH. The current proposal shares the ground floor footprint previously granted with the omission of the WC and a reduced depth.
- 4.2.3 The proposed extension would be 4m wide, 5.39m deep with a flat roof at 2.75m high and a roof lantern reaching 3.4m high. The proposed materials are EPDM flat roof, painted wood float render walls and black PPC bifold doors to the front and a black uPVC rear security door and side screen to the rear. The roof lantern would be white uPVC.

4.3 **Key Issues**

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

Design

- 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 The proposal looks to erect a single storey side extension with a triangular footprint, to run with the position of the diagonal boundary line with No.26 Holroyd Crescent. The extension would be between 0.8m and 1.2m from the shared boundary and would be wider at the front and narrower at the rear, with a flat roof. The extension has clearly been designed with the irregular plot shape in mind to maximise the additional floor space, which leaves a gap between the extension and the shared boundary which is considered reasonable.
- 4.3.4 The proposed extension is modest in scale and would ensure a subordinate relationship with the dwelling. The proposed materials would be relatively sympathetic to the dwelling. Whilst the black colour of the doors would appear a little contrasting, the development would be single storey and would therefore have very little visibility from the street scene. It is considered that the proposal is acceptable in design terms.
- 4.3.5 The proposal is therefore deemed acceptable in design terms and in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.6 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.
- 4.3.7 The proposed extension would be located in the side garden. As such, the only neighbour that could be affected by the development is No.26. However, given the single storey nature and modest eaves height and the extensions being set off the boundary by 0.8m to 1.2m. I do not consider that the extension would be considered an overbearing impact or result in any loss of light. No side windows are proposed. The scheme is also a reduction in scale from the previous approved two storey side extension.

4.3.8 This is in line with Policy D3 of the Local Plan.

Parking

4.3.9 The dwelling has 2 bedrooms at present and the proposal would not alter this number. The property has no off-street parking and whilst the site should provide at least 2 spaces for a dwelling of this size, there is on-street parking, and the site is in a sustainable location with access to public transport and services nearby. As such, an objection on these grounds is not considered refusable.

Biodiversity Net Gain

4.3.10 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 as it is a householder application.

4.4 **Conclusion**

4.4.1 The proposal is considered acceptable in planning terms and in accordance with the relevant policy provisions within the local plan and national policy framework.

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.

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: 13 January 2025	