

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02819/FPH	Part single and part two storey rear / side extension.	24 Mons Avenue Baldock Hertfordshire SG7 6JX

Submitted Plan Nos

A100 A101 A105 A106 A110

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

Section 16 – Conserving and enhancing the historic environment

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

Policy SP13 – Historic environment

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

Policy HE4 – Archaeology

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** – One comment has been received in support of the development by the Owner/Occupier of 26 Mons Avenue, Baldock.

3.2 **Baldock, Bygrave & Clothall Parish Council** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies on the west side of Mons Avenue and comprises of a two-storey residential dwelling with off-street parking to the front and garden to the rear. The property to the south no.22 Mons Avenue and is set back from the front elevation of the application site.

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 Part single and part two storey rear/side extension.

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 locality.
- 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

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 proposed two-storey extension would be set off the party boundary with the attached neighbour no.26 Mons Avenue though the overhang to the roof would meet with the party boundary. The depth of the two-storey element would be 2.0 metres and set back from the existing two-storey projection by 1.0 metre. Beyond the two-storey extension, a single-storey extension of a similar form would project a further 3.4 metres. The roof form to the two-storey projection would be a hipped gable and to the single-storey extension the roof form would be mixed being hipped at the point where it meets the boundary to the attached neighbour. Openings would be to the rear elevation with a roof light to the northeast roof slope at ground floor level. Material would match those of the existing dwelling albeit the external doors would be powder coated aluminium.

4.3.4 Whilst the proposed extension is deeper than we would normally consider acceptable where there is no extension to the attached neighbour, the neighbour is supportive of the extension. In policy terms, the extension is sympathetic to the existing dwelling and would not dominate neighbouring properties. Given each case is determined upon its individual merits, I do not consider my recommendation to set a precedent for similar applications.

- 4.3.4 I am satisfied that the size, scale and design of the development is acceptable and in accordance with Section 12 of the NPPF and Policy D1 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 proposed development is of a minor scale within an already built-up area and is unlikely to disrupt subterranean heritage.
- 4.3.7 I am satisfied that the development is in accordance with Section 16 of the NPPF and Policy HE4 of the Local Plan.

Impact on Neighbouring Properties:

- 4.3.8 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.
- 4.3.9 I am satisfied that the proposed extension would not impact existing residential amenity to any significant degree and would be in accordance with Section 12 of the NPPF and Policy D3 of the Local Plan.

Highways and Parking:

- 4.3.10 The dwelling is served by sufficient off-street parking spaces which would not be affected by the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.11 This development is not subject to the statutory Biodiversity Gain Plan condition because it is exempt under the statutory exemptions as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Environmental Implications:

- 4.3.12 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.

- 4.3.13 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 Section 14 of the NPPF and Policy D1 of the Local Plan.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, SP13, D1, D2, D3 and HE4 of the Local Plan 2011-2031 and Sections 2, 12, 14 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 extensions 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. 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: 17 December 2025	