

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02322/FPH	Single storey rear extension and alterations to existing rear fenestration following demolition of existing rear bay window. Alterations to existing patio area and fencing (as amended by plans received 24th October 2025)	24 - 26 High Street Ashwell Baldock Hertfordshire SG7 5NW

Submitted Plan Nos

Location Plan EK 02 EK 03 EK 04 EK 06 EK 01B EK 05B EK 07A EK 08B

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment

2.0 **Planning History**

2.1 Extensive planning history, none relevant to this application.

3.0 **Representations**

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

3.2 **Ashwell Parish Council** – No objection.

3.3 **County Council Archaeology** – No comments.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a large semi-detached dwelling occupying a sizable plot located on the north side of the High Street, Ashwell. The property is an un-listed building of traditional form/character, located in the Conservation Area.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the single storey rear extension and alterations to existing rear fenestration following demolition of existing rear bay window. Alterations to existing patio area and fencing (as amended by plans received 24th October 2025)

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 and alterations to existing rear fenestration, following the removal of an existing rear bay window. The extension takes the form of an orangery in a traditional style to complement the existing building, measuring approx. 6.4m deep and 4.9m wide, with a flat roof measuring approx. 3.6m with a large glass lantern. The extension is to be finished in matching facing brick walls on a plinth, timber/composite moulded profiles in cream for the windows/doors/external detailing. Moreover, the proposal seeks to make alterations to the rear patio area, raising the ground level between approx. 0.25m to 0.67m, due to the land level which slopes down towards the rear garden, including new steps from the extension and from the patio to the garden area. As a result of these changes to the patio area, proposals have sought to make amendments to the existing fence between the host dwelling and immediate neighbour, increasing its height to protect mutual amenity levels.
- 4.3.5 The proposal as amended is considered acceptable in design and appearance. The proposed extension is suitable in scale relative to the sizable host dwelling and would have an acceptable character which reflects the traditional form and appearance of the host dwelling in the Conservation Area. The extension will be on the rear and will not be visible at all from the street scene on the High Street or the road to the rear of the property (Hodwell). The materials are considered acceptable and given this will not be visible, even though this property is in a Conservation Area, it is not considered necessary to condition materials in this instance. The proposed rear patio extension/raising level and associated changes to the fencing is considered acceptable,

as it has taken account of the changing levels whilst respecting the prevailing character and ensuring no harm to amenity (to be considered later in this report).

- 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 The site has two immediate neighbours, No.22 and 28 High Street. No.22 will not be impacted at all by this proposal given its relationship and nature relative to the scheme. However, No.28 has the potential to be impacted, primarily in relation to the rear patio extension/raising level. Whilst on site, it was clear that should the patio be raised as indicated on the plans, someone of average height standing on the patio area closest to the boundary would have heightened overlooking abilities. To mitigate this and given that any increase in height of the fence would require planning permission as the fence would need to be more than 2.0m tall in place given the land levels and could therefore not be reserved by condition, amended plans were received which show an increase in the height of the fence and incorporating a more solid finish compared to the existing open trellis. The neighbour in question has stated they are happy for the fence height to be increased for this reason, as this will ensure that anyone standing on the new patio area will not have open views into the rear windows/doors and immediate amenity space of No.28, and vice versa, ensuring mutual amenity. Given the distance between the extension and this neighbour, the extension is unlikely to result in any harm to neighbouring amenity regarding overdominance, loss of privacy and loss of daylight sunlight.
- 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 drawing number EK 07A and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development 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.

4. The works to the fencing on the boundary with No.28 High Street hereby permitted shall be carried out and completed prior to the carrying out and completion of the raised patio extension, unless otherwise agreed in writing by the Local Planning Authority.

Reason: to ensure mutual privacy is maintained in accordance with Policy D3 of the Local Plan.

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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 5 November 2025	