

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

24/02502/FPH

Single storey rear and side extension
following removal of No.1 existing
chimney.

35 The Sycamores

Baldock

Hertfordshire

SG7 5BJ

Submitted Plan Nos

LD735-E01 LD735-E02 LD735-E03 LD735-P01 LD735-P02A LD735-P03A

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework December 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 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 Neighbourhood** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on the east side of The Sycamores and comprises of a two-storey, detached residential dwelling with an attached garage with its footprint part forwards of the principal elevation of the main dwelling. Gardens exits to both front and rear with parking for two vehicles.

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 Single storey rear and side extension following removal of No.1 existing chimney.

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 communities*”. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.

4.3.3 The proposed extension would include removal of an existing chimney and stack and the erection of a single storey side and rear extension that would extend to the rear of the existing covered area to the rear of the existing garage by a length of 8.3m which includes a 4.0m deep rear extension. The side extension would be in line with the existing side wall of the garage and the rear extension would be full width. The neighbouring property to the north, no.34 The Sycamores already benefits from an existing garage which is set back from the rear elevation of the dwelling. The proposed rear extension to the application site would extend to approximately mid-way of the side elevation of the neighbouring garage. The neighbouring property to the south, no.36 The Sycamores also benefits from a garage of the same design as the existing application site. The proposed roof form would be flat with the inclusion of two roof lanterns. The height of the roof would be 3.0m to the party boundary with the neighbouring property to the south no.34 The Sycamores which would increase to 3.3m due to the drop in ground level at the rear of the dwelling which would mean a 1.0m increase in height above the existing garage where the extension would abut. Openings would comprise of two windows to the side extension and a set of bi-folding doors to the rear elevation facing the garden. Materials would match those of the existing dwelling.

4.3.4 The proposed extension exceeds a depth of 3.5m which is a general acceptable standard for a rear extension. In this particular case, the extension would partly abut an existing structure which extends beyond the length of the proposed extension. The design of the extensions would be in line with the side of the existing garage and being to the rear of the garage would mean any impact to the streetscene would be limited. Neither would there be any harm to the streetscene or to the character and appearance of the area as a result of the loss of the chimney and stack. As such I find the proposed extensions to be acceptable.

Impact on Neighbouring Properties:

4.3.5 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 NHLP.

- 4.3.6 The proposed extensions although higher than the neighbouring garages to the north and south of the application site are single storey with a flat roof and given the existing boundary treatment is not considered to impact on existing residential amenity to any significant degree.

Highways and Parking:

- 4.3.7 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)

- 4.3.8 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:

- 4.3.9 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 North Herts Local Plan, which sets out that development proposal 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.
- 4.3.10 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

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 NHLP 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 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 13 December 2024	