

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00983/FPH	Single storey rear extension following demolition of existing conservatory	8 Thurnall Close Baldock Hertfordshire SG7 6DP

Submitted Plan Nos

18623B-01 B

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SP9	Design and Sustainability

2.0 **Relevant site history**

2.1 None.

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a two storey terraced dwelling with a pitched roof. Rear party boundaries are comprised of vegetation and walls. The site is in an area of residential character, with terraced dwellings nearby.

4.2 **Proposal**

4.2.1 The application is for a single storey rear extension with a flat roof that would replace a conservatory.

4.3 **Key Issues**

4.3.1 The key material considerations are design, and neighbour amenity.

Design

- 4.3.2 The proposed extension would be considered to have comparable impacts on the host dwelling and locality as the existing conservatory it would replace, therefore the design is acceptable. The proposal complies with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.2 The extension would be considered to have comparable impacts on neighbouring dwellings as the existing conservatory it would replace as it would be of a similar depth, height, siting and size. Impacts on amenity are acceptable, and the proposal complies with Policy D3 of the Local Plan.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

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: 30 June 2025	