

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01632/FPH	Two storey side extension to form ancillary annexe and single storey front and rear extensions following demolition of existing garages and carport. Installation of solar panels to side roofslope. External cladding and rear hard landscaping works.	23 The Rowans Baldock Hertfordshire SG7 6HL

Submitted Plan Nos

MOR-26-01 MOR-26-02 MOR-26-03-A MOR-26-04-A MOR-26-05-A

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework (NPPF) (2024)**

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 (LP) (2011-2031)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

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

Policy HS6 – Relatives' and dependents' accommodation

Policy T1 – Assessment of transport matters

Policy T2 - Parking

1.3 **Baldock, Bygrave and Clothall Neighbourhood Plan (2021)**

G3 – Creating well-designed places

G4 – Sustainable design

2.0 **Relevant Site History**

2.1 Planning permission reference 26/00228/FPH was refused and dismissed at appeal reference 6006400 on 8th May 2026 for a 'Two storey side extension to form annex and single storey front and rear extensions to existing dwelling following demolition of existing garage. Replacement of hanging tile to existing dwelling with a hardie plank cement based cladding in light grey.'

2.2 The reason for refusal under 26/00228/FP is:

The proposed two storey extension, by reason of its scale and design would result in an unsympathetic bulky addition to the existing dwelling, resulting in a detrimental impact upon the character and appearance of the property and a failure to retain the open character and wider context of the locality. The proposed development would fail to

comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011-2031 and Section 12 of the NPPF 2024.

- 2.3 When considering the planning appeal the Inspector identified that the main issue *'is the effect of the proposal on the character and appearance of the house and this part of The Rowans.'* Within the body of the decision letter, the Inspector identified that *'...No.23's plot size and spacing create an opportunity for a significant extension, this proposal would very substantially increase the house's visual impact.'* The Inspector went on to identify that say *'The 2 storey extension would be deeper in plan than the existing house and would nearly double the length of full height 2 storey side walls facing the end of the cul-de-sac. The result would be an overly bulky structure, clearly out of proportion with the existing house and others nearby. The new section of 2 storey side wall would moreover be blank in design, accentuating its massing. The long almost featureless side wall would be an imposing and unsympathetic addition to the street scene.'* Whilst the Inspector acknowledged the presence of other front or rear extensions on other houses on The Rowans, he found none to reflect the scale and design of this proposal. The matter of the impact of the extension on the openness when viewed against the wide gap between the application site and the adjoining property to the southwest No.27 The Rowans was not supported.

- 2.4 The Inspector concluded that the proposal would unduly harm the character and appearance of the house and this part of The Rowans and that there was a conflict with Local Plan policies D1 and D2 and Section 12 of the NPPF, both of which aim to secure high quality design that responds positively to a site's local context, with extensions that are sympathetic to the existing house in height, form and proportions.

3.0 **Representations**

- 3.1 **Neighbour Consultation** – Two objections have been received to the application, from Nos.25 and 25A The Rowans, both of which are sited to the south and southwest of the application site. The objections raise the following concerns:

No.25 The Rowans objects for the following reasons:

- Revised planning application, whilst displays a modest reduction in scale, it still shares the same characteristics of the previous proposal in that it is far too big, its construction would present a continuous line of buildings where currently the space between properties gives rise to a view of mature trees and it is entirely out of character with the ambience of this peaceful cul-de- sac.
- Loss of double garage will exasperate current on-street parking issues and although two parking bays are shown to be provided in the front garden this is not feasible due to the required size for a parking space.

No.25A The Rowans objects for the following reasons:

- Building is too large for the size of the plot and would be detrimental to the character and appearance of the property and on the open nature of the locality.
- Increase in number of bedrooms and loss of some off-street parking spaces and impact of additional on-street parking which is already at capacity.

- 3.2 **Baldock, Bygrave and Clothall Parish Forum** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is on the southeastern side of Baldock and forms part of an existing residential housing estate. Situated on the south side of a cul-de-sac, the site adjoins TPO/056 to the southern and eastern boundaries. The surrounding area is residential and the dwellings in The Rowans follow a similar design which is reflective throughout the wider estate. The property comprises of a two-storey residential dwelling which benefits from a front lawned garden which is designed as open space to follow the general plan form of the estate. An existing flat roofed double garage is located to the west and rear of the dwelling where there is also a single attached car port and associated driveway providing for off-street parking.
- 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 Two storey side and single storey front and rear extensions to form an annexe following demolition of existing garage.

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 to communities”*. In this regard, Policies D1, D2 and HS6 of the Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 Following the demolition of the existing double garage and single car port, the proposed development would comprise a part two-storey side/rear extension, together with single storey front and rear extensions. The two-storey element would project approximately 5.5 metres from the existing side elevation and extend some 9.7 metres in depth. Whilst the scheme has been amended to incorporate a pitched roof set below the main ridge

height, a single-storey rear section, and a setback from the front elevation, the overall scale, massing and bulk of the extension would remain substantial.

- 4.3.4 Whilst it is acknowledged that a Planning Inspector previously accepted that the dwelling is capable of accommodating a significant extension, and that amendments have improved the overall design, the proposal would nevertheless result in an excessively large addition that would fail to appear subordinate to the host dwelling by reason of its scale, bulk and form, the development would, as a result have a harmful impact on the character and appearance of the dwelling and the surrounding street scene with The Rowans. As such, the proposal would represent a poor standard of design that would fail to respond positively to the character of the site and its surroundings, contrary to Policies D1, D2 and HS6 of the Local Plan and Section 12 of the NPPF.
- 4.3.5 An additional full-width single storey rear extension is proposed, extending 2.3 metres beyond the existing rear elevation and linking to the eastern elevation of the proposed part two-storey annex extension. The extension would incorporate a mono-pitched roof design, with the ridge height positioned below the cill level of the existing first floor windows. Openings would be located within the rear elevation, together with a series of rooflights within the roof slope. External materials would match those of the existing dwelling. Given the modest scale, limited projection and subservient relationship to the host dwelling, the proposed single storey rear extension would appear as an appropriate addition that would not result in harm to the character and appearance of the dwelling. Therefore, I raise no objection to the principle of a single storey rear extension of the same scale and design which is in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.
- 4.3.6 The proposal includes a full-width single storey front extension projecting 1.7 metres beyond the existing front elevation. The extension would incorporate a mono-pitched roof form, positioned below the cill level of the existing first floor windows, thereby maintaining a subservient relationship with the host dwelling. Openings within the front elevation would reflect the size, position and design of the original fenestration, and a series of rooflights are proposed within the roof slope. External materials would match those of the existing dwelling. Whilst front extensions are not a common feature within The Rowans, it is noted that No.6 The Rowans, located to the north of the application site benefits from a front extension under planning permission 21/00882/FPH, which is of a similar scale and form. In this context, the proposed front extension would appear as an acceptable addition within the street scene and is in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.
- 4.3.7 In addition to the proposed extensions, the development includes the replacement of the existing grey hanging tiles on the northwest and southwest first floor elevations with the same horizontal plank cement based cladding in light grey or similar as proposed to the annex extension. It is evident within the surrounding street scene, that a variety of external materials and finishes are present within The Rowans. In particular, a number of properties to the southwest incorporate white painted horizontal cladding, whilst other dwellings within the wider estate feature darker coloured cladding at first floor levels. As such, there is no uniform palette of materials across the development that would be undermined by the proposed alterations and is in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

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 Whilst I am satisfied that the position of the extensions would not in themselves impact existing residential amenity to any significant degree, no section drawings have been submitted to show finished floor levels in relation to proposed openings and therefore I am unable to conclude that there would be no impact on residential amenity as required under Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking

- 4.3.10 The proposed development would result in the addition of two bedrooms to the property, increasing the total number to six. Whilst there would be a loss off-street parking spaces as a result of the proposed development, sufficient off-street car parking would remain to accommodate at least two cars which would be in accordance with Policy T2 of the Local Plan.

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 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.
- 4.3.13 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.
- 4.3.14 Based on the details submitted, the proposed development, is unlikely to have any 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 of the Local Plan.

4.4 **Conclusion**

- 4.4.1 For reasons set out in the report, I find the part two-storey side/rear extension to be unacceptable in terms of scale, form and proportions contrary to Policies D1, D2 and HS6 of the Local Plan 2011-2031 and Section 12 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 **REFUSED** on the following grounds:

1. The proposed two storey extension, by reason of its scale, bulk and design, would result in an overly dominant and unsympathetic addition to the dwelling that would result in harm to the character and appearance of the host dwelling, and would have a detrimental impact on the visual amenities of the surrounding street scene with The Rowans. As such the proposed development would represent a poor standard of design that fails to respond positively to the site and is contrary to Policies D1, D2 and HS6 of the North Hertfordshire Local Plan 2011-2031 and Section 12 of the NPPF 2024.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied 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: 11 August 2026	