

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03226/FPH	Single storey side extension and single storey side and rear extension. Insertion of ground floor front window following removal of existing garage doors to facilitate partial conversion of garage into habitable accommodation.	14 Alder Close Baldock Hertfordshire SG7 6HN

Submitted Plan Nos

4115 PL01 4115 PL02 4115 PL03 4115 PL04

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
T2	Parking
SECN12	Achieving well-designed places
NP2	Baldock, Bygrave and Clothall NP

2.0 **Site History**

2.1 85/00436/1 - Erection of single storey side extension.

3.0 **Representations**

3.1 **Baldock, Bygrave and Clothall Neighbourhood Planning Group** – None received.

3.2 **Neighbour Representations** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached two storey dwelling on the south side of Alder Close within a residential part of Baldock.

4.2 **Proposal**

4.2.1 Planning Permission is sought for a single storey side extension and single storey side and rear extension. Insertion of ground floor front window following removal of existing garage doors to facilitate partial conversion of garage into habitable accommodation.

4.2.2 The extensions would be approximately:

- Side extension – 2.5m wide, 4m deep with a hipped roof, 2.5m to eaves and 3.5m to peak.
- Side/Rear extension – Between 2.3m to 5.8m wide, 3m to 3.75m deep with a crown roof, 2.5m to eaves and 3.5m to peak.

4.2.3 The proposed materials are:

Roof – Match Existing (flat roof membrane and concrete tile)

Windows – Match Existing (uPVC and aluminium)

Walls – Match Existing (Facing brick)

Doors– Timber and Aluminium

4.3 Key Issues

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development
- 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 and beautiful 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 extensions would be sited to the rear of the dwelling and would not be visible from the public realm. The part conversion of the garage would have sympathetic fenestration and therefore would not have a detrimental impact on the character and appearance of the dwelling within the street scene. The proposed extensions would be single storey with a depth that I would not consider to be disproportionate to the scale of the original dwelling. I therefore consider that the scale and design of the proposed development to be compliant with policy D1 and D2 of the Local Plan and Policies G3 and G4 of Baldock Neighbourhood Plan.

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.

Impact on 12 Alder Close

- 4.3.6 12 Alder Close is set further back from the street than the application dwelling, the proposed extension would not project beyond the neighbour's rear wall and therefore would not impact the neighbour's amenity. The proposed development would be single storey with a modest height and set off the boundary between 0.6m to 0.75m. In my view, it would not be considered a dominant or overbearing form of development and would not contribute to any loss of sunlight. The side window proposed on the side/rear element would be at ground floor level and would not provide any overlooking.

Impact on 16 Alder Close

- 4.3.8 16 Alder Close is angled away from the application dwelling and therefore would not be affected by the proposed development. The side window proposed on the side/rear element would be at ground floor level and would not provide any overlooking.

Impact on future occupiers

- 4.3.9 The site features a large garden; the acceptable design and modest scale is appropriate for the local context and therefore would not cause any harm on the amenity of future occupiers.
- 4.3.10 Due to the points raised above, the proposed development would not harm neighbouring amenity and therefore complies with Policy D3 of the Local Plan.

Highways and Parking:

- 4.3.11 Two off-street vehicle parking spaces would be retained within the front driveway. The proposal is therefore considered to be in accordance with Policy T2 of the Local Plan.

Biodiversity Net Gain (BNG)

- 4.3.12 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:

- 4.3.13 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 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.
- 4.3.14 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 extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

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: 17 February 2026	