

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00228/FPH	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.	23 The Rowans Baldock Hertfordshire SG7 6HL

Submitted Plan Nos

MOR/26/01 MOR/26/02 MOR/26/03 MOR/26/04 MOR/26/05

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 None.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

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 south and east 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 place 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, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 Following demolition of an existing double garage and single car port, the proposed development would see the construction of a two-storey side extension and single storey rear extension plus a single storey front extension. The two-storey element would project 5.8 metres from the side flank elevation of the existing dwelling and extend in a southerly direction for a length of 11.0 metres, of which, 8.2 metres would be set to the side/rear of the existing dwelling with a projection of 2.8 metres forward of the rear elevation. The two-storey extension has been designed as a two-bedroomed annex and would sit over the footprint of existing garages/car port. The roof form would be a pitched gable set below the ridge height whilst maintaining the eaves level of the host dwelling. A series of photovoltaic panels would be installed to the west facing roof slope. At ground floor the annex would comprise of a single garage width at entrance of 2.2 metres and depth of

5.5 metres, a wet room, kitchen/lounge and study. The two-bedrooms would be located at first floor level which would include a shower room. The annex would have its own independent entrance door and share a patio and garden space with the host dwelling accessed by a set of bi-folding doors to the east elevation. Openings would comprise of a garage door, entrance doorway and window at ground floor level and window at first floor level to the front elevation and to the rear elevation, two windows at ground floor level and a window at first floor level. Materials would include brickwork at ground floor level with a hardie plank cement coated cladding in a light grey colour to all first-floor elevations.

- 4.3.4 Whilst the principle of an extension and annex is acceptable in this location, I am not convinced a two-storey extension would not result in harm to the open character of the estate and its wider context, and would exceed the size of an extension that would normally be considered acceptable outside of Policy HS6. This, and the neighbouring property no.27 The Rowans both benefit from existing garages to the west and east flank elevations respectively, this provides a valuable break in built form allowing for unrestricted views of the protected trees and open space to the south. I therefore conclude that the proposed two-storey extension by virtue of its scale and design would fail to provide a positive interaction with the street scene and would result in the loss of a break in built form contrary to Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.
- 4.3.5 An additional full-width single storey extension to the rear elevation of the host dwelling would project 2.3 metres and would link to the west elevation with the proposed two-storey annex extension. The roof form would be a mono-pitch and would sit just below the cill height of existing first floor windows. Openings would be to the rear elevation with a series of velux rooflights and materials would match those of the existing dwelling. I raise no objection to this element of the proposal. I therefore conclude that subject to a revision being minus the proposed two-storey extension, the proposed rear extension is of an acceptable scale and design and would comply with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.
- 4.3.6 The front elevation of the dwelling would see a full-width single storey extension which would project 1.7 metres. The roof form would be mono-pitch and would sit just below the cill level of existing first floor windows. Openings to the front elevation would reflect the position, size and design of the original windows and a series of velux rooflights is proposed. Whilst the wider estate is generally free of extensions to the front elevation of dwellings, no.6 The Rowans located to the north of the application site benefits from a front extension (planning ref: 21/00882/FPH) not unsimilar to what is proposed. Materials would match those of the existing dwelling. I raise no objection to this element of the proposal. I therefore conclude that the proposed extension to the front of the dwelling is of an acceptable scale and design and would comply 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 also includes replacement of existing grey hanging tiles to the first floor front and west elevations with the same hardie plank cladding proposed to the annex. It is evident in the street scene, that properties to the southwest benefit from a white painted horizontal cladding whilst some other properties in The Rowans benefit from dark coloured cladding to upper floor levels. I

therefore accept that there is a mix of materials and colours within the existing estate and raise no objection to the replacement as proposed. I conclude that the proposed replacement cladding would not result in visual harm to the character and appearance of the street scene and would comply 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 I am satisfied that the proposed extensions, by virtue of their position on the property would not impact existing residential amenity to any significant degree and would be in accordance with 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. The site benefits from sufficient off-street car parking able to accommodate at least two cars and would be in compliance 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 scale and design of the proposed two-storey side extension unacceptable and contrary to Policies D1, D2 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 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.

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: 10 March 2026	