

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01815/FPH	Extension and alterations to existing detached garage to facilitate conversion of garage to gym/storage/office following removal of existing sheds	18 Pembroke Road Baldock Hertfordshire SG7 6DB

Submitted Plan Nos

24188-0000 P1 24188-0001 P1 24188-0100 P1 24188-1100 P1

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2023 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed and beautiful 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

1.4 **Supplementary Planning Document**

North Hertfordshire Design Guide 2011

2.0 **Relevant Site History**

2.1 90/01496/1 - Detached garage. Conditional Permission.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site comprises of a two-storey, end of terrace residential dwelling with detached garage sited to the rear of the dwelling as approved under 90/01496/1. Gardens exits to both front and rear, the rear garden benefiting from two garden sheds attached to the rear and set in from the existing garage. The sheds have a shallow pitched roof which extends above the shallow angle of the mono pitched roof to the existing garage.
- 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 Extension and alterations to existing detached garage to facilitate conversion of garage to gym/storage/office following removal of existing sheds.

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 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 application seeks to undertake alterations to the existing garage and demolish the existing outbuildings attached to the rear of the garage and construct a single storey extension. The existing garage would then form a storage area and gym with the extension providing for a home office.
- 4.3.4 The existing garage would remain in situ however the existing roof would be replaced with a shallow pitch, taking the height from ground level to ridge from 2.7m to 3.8m. The extension attached to the rear of the garage would have a greater width than the existing outbuildings though the overall length would be reduced. The roof of the extension would take the same form as that of the garage only with a lower ridge height of 3.5m. Due to the alignment of the party boundary with no.20 Pembroke Road the north western elevation of the extension would be set back from the existing garage and therefore off-set in terms of ridge height. Openings would comprise of two sets of sliding doors one to the northwestern elevation facing the garden and the other wrapping around the

corner of the extension and including the southwestern elevation where a further window opening would be formed. The northeastern elevation fronting Pembroke Road would largely remain as existing other than the change in roof design. Five velux roof lights are proposed, four to the proposed gym, two to each roof slope and one to the southeastern roof slope of the extension. Materials would comprise of a low-level brick with composite cladding above, slate to the roof and aluminium windows and doors.

- 4.3.5 The design of the proposed extension and alterations are relatively minor in scale and with limited views from the streetscene are acceptable.

Impact on Neighbouring Properties:

- 4.3.6 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.
- 4.3.7 Given the presence of the existing timber fence and mature planting to the party boundary with the neighbouring property no.20 Pembroke Road and the presence of an existing single storey projection to the rear of no.16 Pembroke Road I do not consider the proposed extension and alterations to impact existing residential amenity.

Highways and Parking:

- 4.3.8 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)

- 4.3.9 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:

- 4.3.10 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.
- 4.3.11 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 2023.

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.

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: 1 October 2024	