

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00465/FPH	Single storey rear extension to lower ground floor level to include external steps and a terrace area following demolition of existing rear outbuildings.	9 Station Road Baldock Hertfordshire SG7 5BU

Submitted Plan Nos

BCV-001-P1 BHE-200A L9195 - 1 L9195 - 2 L9195 - 3 L9195 - 4

1.0 Policies

SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

SP9	Design and Sustainability
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

2.0 **Site History**

- 2.1 **23/01832/LDCP:** Installation of front and rear rooflights and external ground floor air conditioning unit. **Granted.**
- 2.2 **19/02761/FPH:** Single storey side and rear extension and single storey rear lower ground floor extension and ancillary works. **Conditional Permission.**

3.0 **Representations**

- 3.1 **Neighbour Consultation** – No comments received at the time of writing report.
- 3.2 **Baldock, Bygrave And Clothall** – No comments received.
- 3.3 **Natural, Historic and Built Environment** – No comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a terraced, three-storey dwelling situated along Station Road, Baldock. The site benefits from a generous rear garden, which is enclosed by close boarded timber fencing. The levels to the immediate rear of the dwelling are set below the ground level of the garden and accommodate an existing outbuilding and low patio. Views of the rear garden are largely obscured from the street.

4.1.2 The site is within the Baldock settlement boundary, where development is supported in principle.

4.2 **Proposal**

4.2.1 Single storey rear extension to lower ground floor level to include external steps and a terrace area following demolition of existing rear outbuildings.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- Design and impact on local character;
- Neighbour amenity impacts;
- Highways and parking matters;
- Environmental impacts.

Design

4.3.2 Policies D1 and D2 of the North Herts Local Plan (NHLP) require that development proposals respond positively to the site's local context. Policy D2 of the NHLP, and Policy G4 of the Baldock, Bygrave & Clothall Neighbourhood Plan (BBC NP), specifies that extensions to houses should be sympathetic to the main dwelling in terms of scale, form and orientation. Paragraph 139 of the NPPF supports innovative designs which promote high levels of sustainability.

4.3.3 The proposed single-storey flat roof extension would be set below the level of the rear garden and would fill the existing sunken terrace area. The extension would measure

5m in depth, 5.6m in width, and 3m in height (measured from the lowest ground level). Due to the levels on site, the bulk and massing of the extension would be appropriate in the visual context of the main dwelling and is therefore acceptable in scale.

- 4.3.4 The proposed extension would provide a modern and sustainable addition to the Victorian design character of the main house. The extension would be constructed with brushed wood cladding with Luna triple-angled reveals and metal framed box windows. The proposed materials would provide a positive contrast to the brick elevation of the main dwelling, with the natural colour palette befitting the garden setting. The design of the proposed extension is therefore acceptable.
- 4.3.5 The proposed hardscaping, to include external steps and a small terrace area, would improve functionality for the existing levels on site and is therefore acceptable.
- 4.3.6 The proposal is considered to accord with Policies D1 and D2 of the Local Plan, Policy G4 of the BBC NP, as well as paragraph 139 of Section 12 of the National Planning Policy Framework.

Impact on Neighbours

- 4.3.7 Policy D3 of the Local Plan permits development that does not result in acceptable harm to the amenity of neighbouring occupiers and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.
- 4.3.8 The proposed development would be set below ground level, meaning that the height of the flat-roof extension would not be higher than the existing boundary fencing. Therefore, it is considered that the proposal would not have any overlooking, overbearing or overshadowing impacts.
- 4.3.9 Overall, the proposal would not have an unacceptable impact on existing residential amenity and therefore accords with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking

- 4.3.10 The proposal would not impact existing access or parking arrangements and therefore complies with Policy T2 of the NHLP.

Environmental Impacts

- 4.3.11 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design'. The importance of sustainable design is supported by Policy G4 of the BBC NP. Policies D1 and G4 are broadly consistent with the aims of Section 14 of the NPPF.

- 4.3.12 The proposed extension would be constructed of sustainable materials and would improve efficiency through the incorporation of high-performance windows and insulation. There are no other environmental implications as a result of the proposed development.

Biodiversity Net Gain

- 4.3.13 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

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**.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 1 April 2026	