

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00805/FPH	Single storey front and rear extensions following removal of existing rear conservatory (as amended by plans received 19th May 2025).	19 Barley Rise Baldock Hertfordshire SG7 6RT

Submitted Plan Nos

GW-2517-PL001A GW-2517-PL101B GW-2517-PL110B GW-2517-PL201E GW-2517-PL210D GW-2517-PL215A GW-2517-PL250C

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D2	House exts, replcmnt dwellings outbuild
SECN12	Achieving well-designed places

2.0 **Planning History**

2.1 **21/00344/FPH** - Single storey front extension.

Conditional Permission

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – None received.

3.2 **HCC Archaeology** – No comment.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a mid-terraced dwelling in a cul-de-sac on Barley Rise, Baldock.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey front and rear extensions following removal of existing rear conservatory (as amended by plans received 19th May 2025).

4.3 **Key Issues**

4.3.1 The key considerations are design and the impact on the amenities of neighbouring properties.

Design

- 4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions will be granted if the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.
- 4.3.3 The proposal incorporates two elements. The first is a single-storey front extension that will extend across the property's full width at approx. 2.2m deep, incorporating a lean-to roof and canopy above the front door. The extension will have windows and rooflights on the front elevation/roof slope and be finished in facing brickwork, concrete tiles and white uPVC/Velux windows. The second is a single-storey rear extension, that will measure approx. 3.75m deep with a dual-pitched roof measuring approx. 2.6m to eaves and 3.5m to ridge. The extension will also incorporate bi-fold doors and rooflights and be finished in facing brickwork, concrete tiles and black/anthracite doors and Velux rooflights.
- 4.3.4 It is considered that the design of the proposal is acceptable in planning terms. The proposed front element is identical to that approved under ref: 21/00344/FPH and is acceptable in any case, given the types of frontage development in this part of Barley Rise which is not part of any real street scene. The proposed rear element has been amended following consultation with the applicant and their agent, reducing the depth of the extension from 4.7m to 3.75m deep, which is only 0.15m deeper than the existing conservatory to be demolished. The proposed rear element will be slightly taller than the existing conservatory in terms of eaves at approx. 2.6m and ridge at 3.5m, and it will be more solid due to the materials no longer being largely glazed. However, the height and depth of the extension on the shared boundary is reasonable given the scale of the existing extension and the materiality is common for proposals such as this.
- 4.3.5 The proposal is therefore deemed acceptable in design terms and in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.6 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.7 The property is a mid-terrace dwelling. The front extension is unlikely to result in any material impact to the amenities of neighbours, given its scale and position. The rear extension will be sited right up the boundary on both sides at approx. 2.6m to eaves above the existing 1.8m boundary fence. The ridge line will be set away from both boundaries sufficiently. As such, comparing the impact of the proposed rear extension to that of the existing rear element, it is considered unlikely that this part of the proposal will result in any materially adverse harm to the reasonable living conditions and well-being of neighbours, with respect to overdominance, loss of privacy and loss of daylight/sunlight.
- 4.3.8 Therefore, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Biodiversity/Landscaping

4.3.9 The proposal is exempt from the mandatory 10% BNG.

4.3.10 It is noted that there is an existing mature hedgerow on the boundary with No.20 Barley Rise sited behind the rear elevation of the existing element which is a nice feature and boundary treatment. It is unclear how this hedge is to be impacted by the proposal but now that the extension is only 0.15m deeper than the existing element, it is not foreseen that this hedge will need to be removed but it may need to be slightly set back. Whilst the hedge is not protected in any way, it would be ideal to see it retained and protected where possible during the construction phase.

4.4 **Conclusion**

4.4.1 The proposal is considered acceptable in planning terms and in accordance with Policies D1, D2 and D3 of the Local Plan, as well as Section 12 of the NPPF.

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 extensions hereby permitted shall only be finished in the materials as stated on drawing number GW-2517-PL210D - Proposed Elevations Plan and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the extension is in-keeping with the host property and 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 23 May 2025	