

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01571/FPH	Two storey side extension and replace existing front flat canopy roof with a pitched roof following demolition of existing pitched roof over front door.	30 Park Drive Baldock Hertfordshire SG7 6EN

Submitted Plan Nos

IHL/23/PD/22 IHL/23/PD/01A IHL/23/PD/10 IHL/23/PD/11 IHL/23/PD/12 IHL/23/PD/13
IHL/23/PD/14 IHL/23/PD/15 IHL/23/PD/16 IHL/23/PD/17 IHL/23/PD/18 IHL/23/PD/19 IHL/23/PD/20
IHL/23/PD/21

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places

2.0 **Planning History**

2.1 None.

3.0 **Representations**

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached property located on the east side of Park Drive, Baldock. The orientation of the dwelling is such that its principal elevation is almost 90 degrees from the immediate neighbour at No.26 Holroyd Crescent, which sees the shared boundary have a diagonal position with triangular plot shapes.

4.2 **Proposal**

4.2.1 Planning permission is sought for a two-storey side extension and replace existing front flat canopy roof with a pitched roof following demolition of existing pitched roof over front door.

4.3 **Key Issues**

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

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 looks to erect a two-storey side extension with a triangular footprint, to run with the position of the diagonal boundary line with No.26 Holroyd Crescent. The extension would be between 0.8m and 1.2m from the shared boundary and would be wider at the front and narrower at the rear, with a crown roof that is set much lower than the existing ridge line. The scheme would also incorporate a pitched roof to the existing front element following removal of the existing pitched element. The extension would be finished in white render with red brick detailing, white uPVC windows and doors and concrete roof tiles, to match the host dwelling.
- 4.3.4 It is considered that the proposal is acceptable in design terms. The extension has clearly been designed with the irregular plot shape in mind to maximise the additional floor space, which leaves a gap between the extension and the shared boundary which is considered reasonable. The two-storey element is lower in height than the existing dwelling with matching eaves heights, which is subordinate to the property. The pitched roof to the front element is a modest addition and is acceptable. The proposed materials with the white render and red brick detailing will match the host dwelling and this will be conditioned on any decision. Whilst Officers had reservations about the scale and form of this proposal initially, following a site visit it was acknowledged that several immediate neighbours benefit from similar types of extension to that proposed herein. Therefore, it is considered that an objection could not be defensible on design grounds.
- 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 site benefits from two immediate neighbours, No.28 Park Drive, which is the other semi-detached property, and No.26 Holroyd Crescent, which is the detached neighbour with the diagonal shared boundary and perpendicular orientation. Given the nature and location of the proposal, it is unlikely to result in any material harm to the amenities of No.28. In respect of No.26, it is accepted that the proposed two-storey side extension will be visible from this property due to the relationship and orientation, which will result in some impact on amenity. However, the extension is proposed approx. between 0.8m (rear) and 1.2m (front) from the shared boundary and there is a further gap between the neighbour and the boundary at approx. 1.9m (rear) and 4.0m (front). These distances

are sizable enough so as to not result in adverse harm in terms of overdominance. Moreover, the neighbour at No.26 has 2NO ground floor side facing windows and 1NO first floor side facing windows, all of which are obscure glazed and are therefore assumed to not serve habitable rooms. Therefore, the extension is unlikely to result in any material loss of daylight/sunlight, especially as the site is due north of this neighbour. The scheme proposes 2NO ground floor side facing windows and 1NO first floor window, such that it is considered reasonable to condition that they be obscure glazed so as to maintain mutual privacy. Therefore, subject to the above matters, the scheme is considered acceptable in respect of neighbour amenity.

4.3.8 This is in line with Policy D3 of the Local Plan.

Parking

4.3.9 The dwelling has 2 bedrooms at present and the proposal would increase this number to 3. The property has no off-street parking and whilst the site should provide at least 2 spaces for a dwelling of this size, there is on-street parking, and the site is in a sustainable location with access to public transport and services nearby. As such, an objection on these grounds is not considered refusable.

Biodiversity Net Gain

4.3.10 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 as it is a householder application.

4.4 **Conclusion**

4.4.1 The proposal is considered acceptable in planning terms and in accordance with the relevant policy provisions within the local plan and national policy framework.

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 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.

4. The 2NO windows at ground floor level and the 1NO window at first floor level on the side elevation of the development hereby permitted shall be permanently glazed with obscure glass and be non-opening below 1.7m above finished floor level of the room in which the window is installed.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 September 2024	