

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01671/S73	Variation of Condition 2 (approved plans and details) of planning permission ref. 22/01839/FP granted 05/09/2022 for the erection of detached 3-bedroom bungalow with associated single garage, car parking and amenity area following demolition of existing garage including creation of vehicular access and driveway to serve no.11 Station Road.	11 Station Road Baldock Hertfordshire SG7 5BU

Submitted Plan Nos

P007E

1.0 Policies

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

2.0 Site History

- 2.1 **22/01839/FP** - Erection of detached 3-bedroom bungalow with associated single garage, car parking and amenity area following demolition of existing garage including creation of vehicular access and driveway to serve no.11 Station Road (as resubmission of application 21/03088/FP granted 09/05/2022).

Conditional Permission

- 2.2 **21/03088/FP** - Erection of detached 2-bedroom bungalow with associated car parking and amenity area following demolition of existing garage including creation of vehicular access and driveway to serve no.11 Station Road.

Conditional Permission

- 2.3 **21/00528/PRE** - Erection of one detached 3-bed dwelling.

3.0 Representations

- 3.1 **Site Notice and Neighbour Consultation** – None received
- 3.2 **Hertfordshire Highways** – No objection.
- 3.3 **Environmental Health (Air Quality, Land Contamination, Noise)** - No objection.
- 3.4 **Waste and Recycling** – None received.

3.5 **County Archaeology** – No received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is formed of the sub-division of the garden of No.11 Station Road, Baldock. The site is a roughly 'L' shaped piece of land to the north and rear of No.11 itself. To the north the site is bordered by the railway line, which sits in an elevated position on a bank with mature vegetative planting along the bank. To the south and west is existing, established residential development, which is traditional housing with good sized rear gardens.

4.2 **Proposal**

4.2.1 The application proposes the variation to Condition 2 (approved plans and details) of planning permission ref. 22/01839/FP granted 05/09/2022 for the erection of detached 3-bedroom bungalow with associated single garage, car parking and amenity area following demolition of existing garage including creation of vehicular access and driveway to serve no.11 Station Road.

4.2.2 For the avoidance of doubt, the only change proposed is to increase the size of the single detached garage

4.3 **Key Issues**

4.3.1 The principle of these works is already established by application ref: 22/01839/FP. Therefore, the consideration of this application is how acceptable the proposed amendments to the scheme are relative to that which was approved.

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 and outbuildings will be granted if the development 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 only proposed change to this scheme is in respect of the single detached garage building in the north-east corner of the site. The scheme under the parent application approved a garage that measured approx. 3.1m x 6.0m, with a dual pitched roof measuring approx. 3.5m in height. This application seeks to increase the size of the garage to approx. 3.8m x 7.5m, with a dual pitched roof measuring approx. 3.7m in height. It is also proposed to insert a triangle shaped glazed element above the garage door. It is considered that the dimensional increases associated with this proposal are modest changes, with the increased width and depth of the garage essentially located towards the banking with the railway line and the front boundary, which is appropriate. The increase in height by 0.2m is insignificant and the glazed element is acceptable in planning terms.

- 4.3.4 The proposal is therefore deemed acceptable in design terms and in accordance with Policy D1 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.5 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.
- 4.3.6 The proposed changes to the scheme are unlikely to result in any materially detrimental impacts upon the reasonable living conditions and well-being of neighbours, with respect to overdominance and loss of daylight/sunlight, given the scale and type of changes proposed herein.
- 4.3.7 As such, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Parking

- 4.3.8 There are no increases in the number of bedrooms as a result of this proposal and the scheme is only increase the size of the detached garage by a marginal amount, which is acceptable and in accordance with T2 of the Local Plan.

Biodiversity Net Gain

- 4.3.9 This proposal is exempt from BNG as it is a section 73 application.

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 grant of planning application 22/01839/FP.

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, B, C and E of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area.

4. Prior to the first occupation of the dwelling hereby permitted, the new side accessgate for no.11 is to be provided and thereafter permanently retained.

Reason: To prevent bins from being stored in the frontage of no.11.

5. The development hereby approved cannot commence until the land contamination details under planning reference 22/02167/DOC are fully approved.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters.

6. Prior to occupation, the proposed new dwelling shall incorporate an Electric Vehicle (EV) ready domestic charging point.

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impact of the operational phase of the development on local air quality.

7. The external materials shall be those specified in the application unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the appearance of the locality.

8. The development hereby permitted shall not be brought into use until the proposed access has been constructed and the footway has been reinstated to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.

Reason: To ensure satisfactory access into the site in accordance with Policy 5 of Hertfordshire's Local Transport Plan.

9. The vehicle cross over shall be 4.1 metres wide.

Reason: To ensure satisfactory access into the site in accordance with Policy 5 of Hertfordshire's Local Transport Plan

10. The access shall be constructed in a hard surfacing material for at least the first 4.8 metres from the back edge of the footway.

Reason: To prevent extraneous material from passing onto the public highway which may be detrimental to highway safety and to ensure satisfactory access into the site in accordance with Policy 5 of Hertfordshire's Local Transport Plan

11. All windows and external doors in the dwelling hereby approved must be installed with at least double glazed units and thereafter permanently retained as such.

Reason: To prevent noise disturbance from the trains.

12. The construction phase of the development hereby approved shall be completed in accordance with the Construction Management Plan submitted to the Local Planning Authority on the 26th August 2022, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the construction phase of the development would not cause any harm or conflict with the safe operation of the adjacent highway or cause any other form of disturbance to local residents.

Proactive Statement:

0. 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: 12 September 2024	