

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01790/FPH	Single storey side extension following demolition of existing detached garage and outbuilding. (Revised reduced proposal following grant of planning permission ref. 25/03019/FPH on 14.01.2026).	61 Clothall Road Baldock Hertfordshire SG7 6PD

Submitted Plan Nos

0320 101 Rev A 0320 201 0320 202 0320 301 Rev B 0320 302 Rev B

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2026 (NPPF)**

Section 4 – Achieving sustainable development

Section 5 - Meeting the challenges of climate change, flooding and coastal change

Section 14 – Achieving well-designed places

Section 20 – Conserving and enhancing the historic environment

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP9 – Design and Sustainability

Policy SP13 – Historic environment

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

Policy HE4 – Archaeology

1.3 **Baldock, Bygrave and Clothall Neighbourhood Plan 2021**

G3 – Creating well-designed places

G4 – Sustainable design

1.4 **Supplementary Planning Document (SPD) (2024)**

Sustainability

2.0 **Relevant Site History**

2.1 Planning permission was granted under 25/03019/FPH for Single storey side extension following demolition of existing detached garage and outbuilding.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received

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

3.3 **HCC Archaeology** – Likely to impact on heritage assets of archaeological interest and conditions recommended.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is located on the eastern side of Clothall Road and comprises a two-storey detached dwellinghouse set within a generous residential plot. The property is served by a detached garage and a timber shed situated to the south-east of the dwelling. Private amenity space is provided to both the front and rear of the site.

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 Single storey side extension following demolition of existing detached garage and outbuilding. (Revised reduced proposal following grant of planning permission ref. 25/03019/FPH on 14.01.2026).

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 Chapter 4 of the NPPF sets out the Government's approach to achieving sustainable development through the planning system. It establishes the economic, social and environmental objectives of sustainable development and confirms that these objectives should be pursued in a mutually supportive way. The chapter also reinforces the presumption in favour of sustainable development, requiring planning decisions to support development proposals that accord with an up-to-date development plan and contribute positively to sustainable development.

4.3.3 Chapter 14 of the NPPF promotes high-quality, sustainable and attractive development, recognising that good design is a fundamental aspect of sustainable development. Planning decisions should ensure development is visually attractive, responds positively to local character and creates places that function well for existing and future users.

4.3.4 Policies D1 and D2 of the Local Plan are consistent with Chapters 4 and 14 through the delivery of well-designed sustainable development.

- 4.3.5 The proposal seeks the demolition of an existing detached garage and timber shed located to the southeast of the dwelling, and the erection of a single storey side extension to provide additional habitable accommodation, including a gym/games room. The extension would be set back from the principal elevation of the dwelling and would measure approximately 5.5 metres in width, extending rearwards to align with the existing rear elevation of the dwellinghouse. The roof design would comprise a partly hipped roof to the front element and part of the south-east elevation, with the remainder incorporating a flat roof form. Openings would include a garage-style door and window within the front elevation, a window serving a snug within the south-east side elevation, and a window together with a set of doors within the rear elevation serving the gym/games room. External materials would match those of the existing dwellinghouse.
- 4.3.6 I am satisfied that the scale and design of the proposed side extension would be sympathetic to the existing dwelling and would not harm the visual amenity of the area and would be in accordance with Section 14 Policy D3 of the NPPF and Policies D1 and D2 of the Local Plan.

Impact on Neighbouring Properties:

- 4.3.7 A core planning principle set out in Section 14 of 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 Local Plan.
- 4.3.8 Whilst no objections have been received from neighbouring properties, consideration has been given to the proposed window opening in the side elevation facing the shared boundary with No. 63 Clothall Road to the southeast, where openings serving habitable rooms are present. Notwithstanding this, a close-boarded timber fence of approximately 1.8 metres in height is located along the shared boundary and would provide effective screening between the properties. Consequently, it is not considered that the proposed window would result in any material overlooking, loss of privacy or unacceptable impact on the residential amenities enjoyed by the occupants of No. 63 Clothall Road.
- 4.3.9 Overall, I am satisfied that the proposed extension, by virtue of its position on the property, and relationship to existing built form, there would be no significant impact to existing residential amenity and would be in accordance with Section 14 of the NPPF and Policy D3 of the Local Plan.

Highways and Parking:

- 4.3.10 The dwelling is served by sufficient off-street parking spaces which would not be affected by the proposed development and is therefore considered to be in accordance with Policy T2 of the Local Plan.

Archaeology

- 4.3.11 When considering the impact of proposed development on the significance of a designated heritage asset (such as archaeology), Chapter 20 of the NPPF sets out the aims of conserving and enhancing the historic environment. Its overarching aim is to ensure that heritage assets are protected in a manner appropriate to their significance while recognising that they are an irreplaceable resource that should be enjoyed and

understood by current and future generations. In this regard, Policy HE4 of the Local Plan is consistent with the NPPF.

4.3.12 The proposed development has been assessed and is deemed to be of a minor scale within an already built-up area and is unlikely to disrupt subterranean heritage. In terms of the recommended conditions, I have taken the view that this would be excessive in this location.

4.3.13 I am satisfied that the development is in accordance with Section 20 Policies HE10, HE5 and HE6 of the NPPF and Policy HE4 of the Local Plan.

Biodiversity Net Gain (BNG)

4.3.14 This development is not subject to the statutory Biodiversity Gain Plan condition because it is exempt under the statutory exemptions as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Environmental Implications

4.3.15 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.

4.3.16 Chapter 5 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Chapter 5 are reflected in Policy D1 of the Local Plan, which sets out that development proposals 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.

4.3.17 Based on the details submitted, the proposed development, is unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Policy D1 of the Local Plan and Chapter 5 of the NPPF

4.4 Conclusion

4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, SP13, D1, D2, D3 and HE4 of the Local Plan 2011-2031 and Sections 4, 5, 14 and 20 of the NPPF 2026.

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 extension hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

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.

Proactive Statement:

4. 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: 4 September 2026	