

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01762/FPH	Single storey rear extension.	9 Claybush Hill Meadow Ashwell Baldock Hertfordshire SG7 5FJ

Submitted Plan Nos

2399_YPUK_P001 - 2399_YPUK_P002 - 2399_YPUK_P003 - 2399_YPUK_P004(A) 2399_YPUK_P004(B)
2399_YPUK_P005 2399_YPUK_P006(A) 2399_YPUK_P006(B) 2399_YPUK_P005

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions

SP1 Sustainable development in North Herts

SP9 Design and Sustainability

T2 Parking

SECN14 Achieving well-designed places

SECN17 Pollution, public protection + security

2.0 **Site History**

2.1 16/01797/1- 30 dwellings together with associated access, parking, amenity and open space. (Site layout amended by amended plans received 29/01/17 , 23/03/17 and 22/08/17). (Please note plans received on 23/03/17 are only a minor site layout alteration).

3.0 **Representations**

3.1 **Baldock, Bygrave and Clothall Neighbourhood Planning Group** – None received.

3.2 **Neighbour Representations** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached two storey dwelling on the west side of Claybush Meadow within a residential part of Ashwell.

4.2 **Proposal**

4.2.1 Planning Permission is sought for a single storey rear extension

4.2.2 The proposed extension would be approximately 3.5m deep, 4.57m wide with a lean-to roof, 2.6m to eaves and 3.4m to peak.

4.2.3 The proposed materials are:

Roof – Match Existing

Windows – Match Existing
Walls – Matching Existing.
Doors– Match Existing

4.3 **Key Issues**

4.3.1 **Principle:** Within settlement boundary, modest alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan

4.3.2 **Design and Impact on Street Scene:** The proposed extension would be single storey and set to the rear of the site. As such, it would not be visible from the street scene. The proposed design and materials are considered sympathetic to the host dwelling and the scale would be appropriate to ensure a subordinate relationship. The proposal would not affect the character of the dwelling or the street scene. Complies generally with Policy D1 of the Local Plan.

4.3.3 **Heritage considerations:** None.

4.3.4 **Impact on neighbours:** The proposed extensions has a modest eaves height and would be set off the boundary. It would be screened by the existing two storey extension to the southern neighbour and would not project beyond the northern neighbour's extension. As such, it would not give rise to any adverse impacts upon neighbouring amenity. A suitable sized garden would be retained and it would not impact the amenity of future occupiers. Complies with Policy D3 of the Local Plan.

4.3.5 **Parking:** No alteration to existing carport / drive. Complies with T2 of the Local Plan.

4.3.6 **BNG:** Exempt from BNG requirements.

4.3.7 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

4.4.1 Acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable

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(s) 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.

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: 22 September 2026	