

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00493/FPH	Single storey front and rear extensions following demolition of existing rear conservatory and front element. Alterations to front and side fenestration arrangement.	9 Mercia Road Baldock Hertfordshire SG7 6RZ

Submitted Plan Nos

A100 A101 A105 A106 A110

1.0 Policies

2.0 **Relevant Site History**

2.1 03/00363/1HH - Rear conservatory

Conditional Permission.

2.2 86/00841/1- Erection of single storey side extension.

Conditional Permission.

3.0 **Representations**

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

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

3.3 **HCC Archaeology** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is an end-terrace bungalow dwelling on the east side of Mercia Road in a residential part of Baldock. The adjoining dwellings are two storey. The dwelling is served by a shared detached garage on the northern boundary.

4.2 **Proposal**

4.2.1 Single storey front and rear extensions following demolition of existing rear conservatory and front element. Alterations to front and side fenestration arrangement.

4.2.2 The extension would be approximately:

Front extension – 2m deep, 2.95m wide, with a gable roof, 2.5m to eaves and 3.6m to ridge.

Rear extension – 6.75m wide, 4.1m deep with a gable roof, 2.5m to eaves and 5m to ridge.

4.2.3 The proposed materials are:

Roof – Match existing (concrete tiles)

Windows – Match existing (uPVC)

Doors – Powder Coated Aluminium.

Walls - Match existing (facing brick)

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 street scene.
- 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 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed and beautiful places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities*”. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.

4.3.3 The proposed extensions would have a sympathetic scale and material to the host dwelling. Although the apex glazing on the rear extension would mark a departure in character against the simple fenestration of the existing bungalow, this would be sited to the rear and not visible from the public realm. The proposed front extension is of a modest scale and would be sympathetic to the character of the bungalow as seen from the street scene. The proposed extensions are single storey with a depth that I would not consider to be disproportionate to the scale of the original dwelling. I therefore consider that the scale and design of the proposed development to be compliant with policies D1 and D2 of the Local Plan.

Impact on Neighbouring Properties:

4.3.4 A core planning principle set out in 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 NHLP.

Impact on 10 Mercia Road

4.3.5 The proposed development would be single storey with a modest eaves height and set off the boundary by approximately 4.5m. Due to this distance and its northwards position, in my view, it would not be considered a dominant or overbearing form of development and would not contribute to any loss of sunlight. The proposed side windows would not provide any vantage point for overlooking of neighbouring amenity.

Impact on future occupiers

4.3.6 The site features a large garden; the acceptable design and modest scale is appropriate for the local context and therefore would not cause any harm on the amenity of future occupiers.

- 4.3.7 Due to the points raised above, the proposed development would not harm neighbouring amenity and therefore complies with Policy D3 of the Local Plan.

Highways and Parking:

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

Biodiversity Net Gain (BNG)

- 4.3.9 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental Implications:

- 4.3.10 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal 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.
- 4.3.11 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the NHLP 2011-2031 and Sections 2, 12 and 14 of the NPPF 2024.

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(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 <i>Anne McDonald</i> Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 21 April 2026	