

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01523/FPH	Single storey rear extension following demolition of existing conservatory. Rear hard landscaping works.	36 Turpins Way Baldock Hertfordshire SG7 6LW

Submitted Plan Nos

HET-1884-01 HET-1884-02

1.0 Policies

SECN12	Achieving well-designed places
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SECN14 Meeting climate change,coastal,flooding

T2 Parking

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

2.0 **Site History**

2.1 **93/01324/1HH:** Single storey rear extension. Conditional Permission.

2.2 **86/00301/1:** Erection of single storey front extension following demolition of existing porch. Conditional Permission.

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

3.2 **Baldock, Bygrave and Clothall** – No comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site accommodates a two-storey detached dwelling on Turpins Way, Baldock. The site is within the Baldock settlement boundary.

4.2 **Proposal**

- 4.2.1 Single storey rear extension following demolition of existing conservatory. Rear hard landscaping works.

4.3 **Key Issues**

- 4.3.1 **Design and impact on street scene:** The proposed single storey rear extension would mimic the scale of the existing rear conservatory. Materials and the proposed mono-pitch roof would respect the design and appearance of the main dwelling. The extension would be to the rear of the property, where views from the street are restricted. The proposal therefore complies with Policies D1 and D2 of the North Herts Local Plan (NHLP).
- 4.3.2 **Impact on neighbours:** As the scale and positioning of the extension would be similar to the existing built form, the proposal would not give rise to unacceptable overbearing, overshadowing or overbearing impacts. The proposed hardstanding would follow existing levels to avoid loss of privacy to neighbouring dwellings. The proposal therefore complies with Policy D3 of the NHLP.
- 4.3.3 **Parking:** The development does not propose an increase in no. of bedrooms and there is sufficient on-site parking provision. Therefore, the proposal complies with Policy T2 of the NHLP.
- 4.3.4 **BNG:** 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 due it falling under the scope of the 'de minimis' exemption.
- 4.3.5 **Climate change:** In accordance with the Council's commitment to supporting climate change mitigation, the scheme supports the principles of 'sustainable design' and therefore complies with Policy D1 of the NHLP.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

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.

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: 31 July 2026	