

PLANNING STATEMENT

02/02/2026
36 South Road
Baldock
Herts
SG7 6BZ

CLIENT

Mr Jonny McQuarrie

APPLICATION PROPOSAL – PLANNING PORTAL REF: TBC

Proposed small extension to existing garden room building to provide extra space to be used as a home gym

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INTRODUCTION

This Heritage Assessment has been prepared by Serenity Garden Rooms Ltd in support of the application for the proposed garden room in the garden of the property 36 South Road, Baldock.

Baldock is a historic market town in Hertfordshire

This dwelling is one of two properties that are located down a long driveway which is accessed from South Road. As a result of its location the property benefits from large front and rear gardens and shares boundaries with properties in Walnut Avenue as well as other properties in South Road. The rear of the property currently features a projecting gable of approximately 1.4 metres

36 South Road Baldock – Site Location



Location Plan – Proposed garden room outlined in red adjacent to the existing garden room – Site outlined in blue



AREA DESIGNATION

There is no formal plan designation for this area that would suggest specific restrictions or controls beyond normal policy considerations. The area is almost wholly residential in character. South Road is one of a number of key settlements in the Baldock Core Strategy where development is expected to be concentrated.

The proposal has been kept to minimal proportions with layout and location within the garden designed to preserve the privacy of the neighbours. The current property has had some internal modernisations but the owners haven't changed the style since construction.

This proposal will seek to visually improve the property and make the property more suited to a modern lifestyle and sites adjacent to an existing garden room. It matches in style and finish to the existing garden room with a colour definition to make the building more contemporary.

The slightly raised height of the new building is to facilitate the use of home gym equipment and set up exactly like the last granted extension.

PLANNING HISTORY

- 2008 – 36 South Road Baldock – Application for two storey side extension, single storey rear extension and single storey front extension incorporating garage
Ref: 08/00946/1HH Permission Granted
- 2021 – 36 South Road Baldock – Application for Erection of garden room for use as a leisure space
Ref: 21/00120/FPH Permission Granted

THE SITE CONTEXT

There is no issue of impact on the amenity of neighbouring properties, there would be no impact on the character of the area or the street scene as the dwelling is not visible from the street.

We do not consider that there would be any negative impact on the amenity of the neighbouring properties with the garden room being relatively low in height and close to the rear boundary of the neighbouring property. The rear boundary is protected by planting and trees and a hedge. The roof would be sloped away from the boundary to reduce the bulk and no rear windows are proposed.

The relevant considerations are the effect of the proposal on the appearance of the existing building/wider group of buildings and on the character and appearance of the area.

The differences in materials are shown on the detailed drawings and indicate that the proposed double glazing would be slim and elegantly proportioned, and would not represent a significant visual change over that used in the main house

The location of the garden room and the single story design, it is respectfully asserted that the materials and design would enhance and not harm the overall character and appearance of the existing property and would have no impact on the adjacent area. The charred black finish would sit comfortably within the setting and enhance its surroundings and blend into the existing boundary treatment. The dark colour would look to reduce the impact of the building whilst complementing the existing garden room it joins onto.

THE PROPOSED GARDEN ROOM



Scale:

The proposal is considered to be in keeping with the original house and will have no impact on neighbouring properties. The design is simple and can be considered temporary as it is constructed with a timber frame & cladding, sitting on ground screws rather than a concrete base, which would minimise any impact on the garden area.

Appearance:

The proposed garden room compliments the original house by keeping natural materials, charred black cladding with the introduction of a rubber roof to modernise and smarten the design. Grey anthracite PVCU windows are proposed with all openings facing away from neighbouring properties on the boundary which match the existing garden room.

Private amenity space:

The proposed rear garden space provides sufficient private amenity area to meet all current standards. The garden room will sit 1m from the boundary to the rear from the existing boundary next to the existing garden building.

Access:

Access to the garden is from a side access road from South Road or from the front of the main house from an access road off Walnut Avenue.

The impact on adjacent properties:

The proposed garden room is of sufficient distance to ensure it is not impacting on any of the neighbouring properties. It will not cause any overshadowing or loss of light. On balance therefore there will be no material impact on the occupiers of the two existing dwellings.

CONCLUSION & SUMMARY

No issues in relation of the proposal on the living conditions of neighbouring occupiers in terms of light, the sense of enclosure, noise or privacy as the proposal is not for additional bulk or increased fenestration which allows for overlooking.

The proposals would cause no harm to the designated heritage assets and thereby accord with NPPF and the local development plan.

We believe the proposal improves the current property in a sympathetic manner enhancing without harming the look of the area.

The applicants would wish to work with the Council in addressing any concerns you may have over the design or materials used.

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