

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02931/FPH	First floor rear extension and insertion of rear box dormer and two front rooflights to facilitate loft conversion. Alterations to fenestration (as amended by plan received on 19/02/2025).	20 Byrd Walk Baldock Hertfordshire SG7 6LN

Submitted Plan Nos

BGV-001 BGV-010 BGV-100 BGV-11 BGV-200 BGV-210 Rev B

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2024 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

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

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

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

G3 – Creating well-designed places

G4 – Sustainable design

2.0 **Relevant Site History**

2.1 24/00780/FPH - First floor rear extension over existing rear extension. Conditional Permission.

2.2 16/02403/1HH - Two storey front extension, single storey rear extension and detached garage following demolition of existing front porch, single storey rear extension and garage. Conditional Permission.

2.3 Full history on case file.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is one of a pair of semi-detached properties located at the end of Byrd Walk which benefits from existing extensions granted under the 2016 approval. Part of the rear garden of the property is covered by Group TPO/106. The neighbouring property to the north no.18 has undergone a substantial two-storey side extension, a single storey side extension and rear extension.

- 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 First floor rear extension and insertion of rear box dormer and two front rooflights to facilitate loft conversion. Alterations to fenestration.

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 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 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 to 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 development would see the construction of a first-floor extension above the existing ground floor rear extension and the formation of a rear dormer extension. The development at first floor level would sit immediately above the existing ground floor rear extension and would have a hipped gable roof form. Openings would comprise of two windows to the rear elevation with the external finish seeing the introduction of a white render. The position of the dormer roof extension would sit comfortably within the existing roof slope. Openings would comprise of two windows with materials seeing the introduction of horizontal cladding panels. Other changes to the fenestration include bricking up part of one of the existing rear double doors and the installation of a window. To the front elevation of the property, two velux rooflights are proposed to the existing front roof slope of the dwelling.
- 4.3.4 The design and introduction of new external finishing materials is considered acceptable and complies with local planning policy.

Impact on Neighbouring Properties:

- 4.3.5 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.
- 4.3.6 Whilst the extension at first floor level would impact on the attached neighbour to the north no.18 Byrd Walk in terms of loss of light, the depth of the extension is 3.0 metres and the roof form is hipped so any impact would be minor. The proposed dormer is set below the ridgeline of the existing dwelling with limited impact to the attached

neighbour. Impact to properties to the northeast in Penfold Close would be limited due to the distance between properties and the presence of mature trees. In terms of impact to the streetscene, this would be restricted to the rear of the dwelling and from views through the gap between the application site and no.22 Byrd Walk. In terms of the impact of the development, I am satisfied that this would not affect existing neighbouring amenity to any significant degree and is acceptable.

Highways and Parking:

- 4.3.7 The proposed development would result in the addition of one bedroom to the property, increasing the total number to four. The site benefits from sufficient off-street car parking able to accommodate at least two cars and would comply with planning policy.

Biodiversity Net Gain (BNG)

- 4.3.8 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:

- 4.3.9 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.
- 4.3.10 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.

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: 25 February 2025	