

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01593/FPH	Single storey side extension, two storey front and rear extensions, insertion of first floor side elevation windows and alterations to existing fenestration following demolition of existing side garage. Enlarge existing driveway hardstanding to increase off-road parking.	Fairview Icknield Way East Baldock Hertfordshire SG7 5DE

Submitted Plan Nos

AD-2503-PL001 AD-2503-PL050 AD-2503-PL101 AD-2503-PL110 AD-2503-PL150 AD-2503-PL201B AD-2503-PL211B AD-2503-PL215

1.0 Policies

2.0 **Relevant Site History**

2.1 94/00311/1HH - First floor rear extension – **Conditional Permission.**

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Royston Town Council** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application property known as 'Fairview' is a detached two storey dwelling located on the south side of Icknield Way East within a residential part of Baldock. The dwelling has an attached garage to the side / rear of the property. The dwelling sits on a higher ground level than the front and rear gardens. The ground level along Icknield Way East with dwellings sitting at a higher level than their neighbours heading in a north-east direction. Accordingly, Fairview sits at a higher ground level than 1 Arbury Place and a lower ground level than 2 Icknield Way East.

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 Single storey side extension, two storey front and rear extensions, insertion of first floor side elevation windows and alterations to existing fenestration following demolition of existing side garage. Enlarge existing driveway hardstanding to increase off-road parking.

4.2.2 The approximate dimensions of the extensions would be:

☐ Two storey front – Approx. 0.7m deep, 2.7m wide with a gable roof with eaves at 4.95m and a peak at 6.1m

☐ Single storey side – Approx. 10m deep, 2.6m wide with a hipped roof with eaves at 2.3m and a peak at 3.45m

☐ Two storey rear – Approx. 6m deep, 4.5m wide with a hipped roof with eaves at 5.3m and a ridge at 7.45m.

4.2.3 The proposed materials are:

Roof – Match existing (Dark brown/grey single lap plain tiles)

Windows – Match Existing (Conservation grade UPVC casement windows with glazing bar).

External Walls – Fine Scraped white render finish

External Doors – White Aluminium or Conservation Grade uPVC.

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 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 Icknield Way East has a relatively mixed character of development with a number of front extensions visible, such as at Nos 2 – 4. As such, I do not consider that the front extension and porch canopy would appear out of place within the street scene. Although the side extension would be larger than the existing garage and the side extension visible at 2 Icknield Way East, it would not extend beyond the principal elevation and would have sympathetic materials and a subordinate scale. The flank elevation would have partial visibility. Overall, I consider that the proposal would respond neutrally to the site’s local context given the lack of uniformity in the street scene.

4.3.4 The rear elements would not be visible from the public realm and would not affect the character and appearance of the dwelling as seen from the street scene.

4.3.5 The single storey side extension would maintain some degree of spacing and a sky view would be maintained from the street.

4.3.6 Although the extensions would cumulatively constitute a large addition to the dwelling, in my view I do not find this addition to be disproportionate given the size of the existing dwelling and other dwellings within the locality. The matching and sympathetic materials would help to link the new extensions to the host dwelling and maintain its character.

- 4.3.7 The reduction in ground level at the front of the property to provide an expanded driveway to the dwelling would not appear out of context within the street scene given the large driveways and large amounts of hardstanding at neighbouring properties.
- 4.3.8 The proposal complies with policies D1 and D2 of the Local Plan, Section 12 of the NPPF and policy G3 of the Baldock Neighbourhood Plan.

Impact on Neighbouring Properties

- 4.3.9 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.

Impact on No.1 Arbury Place

- 4.3.10 Due to the change in ground level between the properties, the side extension would appear taller to the neighbour at 1 Arbury Place. The proposed eaves would sit lower than the flat roof of the existing garage. In addition, the bulk of the extension would sit forward of the rear elevation of neighbouring dwelling. Therefore, I consider that the area of no 1 affected by the potential increased feeling of enclosure and bulk would be the side access area leading to the rear of the property. This area is not significant to the enjoyment of the amenity of the property. The potential increase in feeling of enclosure by building up to the boundary would therefore be unobjectionable.
- 4.3.11 The neighbour lies due south-west of the extension and therefore the proposed extension is unlikely to contribute any further loss of light than is already provided by the host dwelling itself.

Impact on No.2 Icknield Way East

- 4.3.12 The proposed rear extension would project beyond the side extension but not the rear extension of this neighbouring dwelling. Therefore, any loss of light and feelings of enclosure would be similar to that stated under 4.3.11.
- 4.3.13 The proposal therefore complies with Policy D3 of the Local Plan.

Highways and Parking:

- 4.3.14 The application site has hardstanding to the front of the dwelling which provides parking space for four vehicles. The proposal is therefore considered compliant with Policy T2 of the Local Plan.

Biodiversity Net Gain (BNG)

- 4.3.15 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:

- 4.3.16 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.
- 4.3.17 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, Policies G3 and E4 of the BNP 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 30 September 2025	