

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02914/FPH	Single storey side and rear extension following demolition of existing rear conservatory.	31 Mercia Road Baldock Hertfordshire SG7 6RZ

Submitted Plan Nos

1587-01 1587-02A

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE4	Archaeology
SECN12	Achieving well-designed places

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

3.2 **Herts Archaeology** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached bungalow located on the north side of Mercia Road, Baldock. The site benefits from a large plot and rear garden, with a driveway space and single garage. The site is within an Archaeological Area.

4.2 **Proposal**

4.2.1 Planning Permission is sought for a single storey side and rear extension following demolition of existing rear conservatory.

4.3 **Key Issues**

4.3.1 **Design:** The proposal is for single storey side and rear extension following demolition of existing rear conservatory. The side element would measure approx. 2.6m wide and

9.0m deep, where it would link with the rear element that would measure approx. 2.9m deep from the rear elevation. The extension would continue the existing side gable end and comprise a dual-pitched gable end on the rear, measuring approx. 3.0m to eaves and 4.9m to ridge, matching the host dwelling. The extension would be finished in a white coloured render, plain concrete interlocking tiles and white uPVC windows and doors. The proposal is considered acceptable in form, scale and appearance, given that it is a relatively modest addition to this bungalow and the proposal is sympathetic to it. The proposal is in part replacing an existing single-storey conservatory with a more appropriate extension. The proposal will be wholly visible from Mercia Road, given its siting, scale, and slightly elevated position relative to the road, but due to the considered acceptable design and modest scale, it will not result in any significant harm to the character of the area. The proposal would comply with Policy D1 and D2 of the Local Plan.

- 4.3.2 **Impact on neighbours:** The site benefits from two immediate neighbours, No's 30 and 32 Mercia Road. Given the scale and siting of the proposed extension, it is considered that the development will not result in any adverse impacts on the reasonable living conditions and well-being of these neighbours in respect of overdominance, loss of privacy and loss of daylight/sunlight. The proposal complies with Policy D3 of the Local Plan.

- 4.3.3 **BNG:** Exempt from BNG requirements.

- 4.3.4 **Archaeology:** The site is within an Archaeological Area and given the minor nature of the groundworks required to facilitate this proposal and that the estate was investigated at the time of construction, it is considered no objections should be raised on this basis in line with Policy HE4 of the Local Plan.

4.4 **Conclusion**

- 4.4.1 The development would be in accordance with the relevant local and national planning policies.

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.

3. The extension hereby permitted shall only be finished in materials as stated on the application form and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the extension is in-keeping with the host property and 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 5 January 2026	

