

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02897/FPH	Alterations to existing porch door and window openings, replace existing flat roof over attached garage, porch and utility room with a pitched roof to include rooflights, internal alterations to existing garage to facilitate partial conversion into habitable accommodation and replace existing front elevation timber cladding with fibre cement cladding.	49 Turpins Way Baldock Hertfordshire SG7 6LW

Submitted Plan Nos

A100 A105 A106 A110

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
T2	Parking
SECN12	Achieving well-designed places

2.0 **Site History**

2.1 83/01130/1 - Erection of rear garage extension

3.0 **Representations**

3.1 **Baldock, Bygrave and Clothall Neighbourhood Planning Group** – None received.

3.2 **Neighbour Representations** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached two storey dwelling on the north side of Turpins Way within a residential part of Baldock.

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for the alterations to existing porch door and window openings, replace existing flat roof over attached garage, porch and utility room with a pitched roof to include rooflights, internal alterations to existing garage to facilitate partial conversion into habitable accommodation and replace existing front elevation timber cladding with fibre cement cladding.
- 4.2.2 The proposed roof would be approximately 2.45m to eaves and 4.2m to ridge.
- 4.2.3 The proposed materials are:

Roof – Match Existing (Interlocking concrete tile)

Windows – Match Existing (white uPVC)

Walls – Facing brick & fibre cement cladding

Doors – Match Existing (white uPVC)

4.3 **Key Issues**

- 4.3.1 **Principle:** Within settlement boundary, modest alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan
- 4.3.2 **Design and Impact on Street Scene:** The host dwelling is an anomaly within the street scene with the flat roof porch and garage, where most properties have a pitched front extension. The proposal would draw sympathy from No. 48 and 54 who have pitched roof side garages. It is therefore considered that the proposed pitched roof would be sympathetic to the local context and would not have an inappropriate scale compared against the host dwelling and the street scene. Complies generally with Policy D1 of the Local Plan.
- 4.3.3 **Heritage considerations:** None.
- 4.3.4 **Impact on neighbours:** The proposal would increase the height of the extension on the boundary with no 51 resulting in a potentially increased feeling of bulk and overbearing. However, the difference in height would be modest and the area of no 51 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. The rooflights would not provide any overlooking of neighbouring amenity. The neighbours obscure glazed first floor side window would be unaffected. Complies with Policy D3 of the Local Plan.
- 4.3.5 **Parking:** No alteration to existing parking court. Complies with T2 of the Local Plan.
- 4.3.6 **BNG:** Exempt from BNG requirements.
- 4.3.7 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

4.4.1 Acceptable in planning terms.

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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 8 January 2026	