

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00735/FPH	Extension of rear box dormer. (Development has commenced).	79 Weston Way Baldock Hertfordshire SG7 6HB

Submitted Plan Nos

2113_YPUK_C001_P1 2113_YPUK_C002_P1 2113_YPUK_C003_P1 2113_YPUK_C004_P1
2113_YPUK_P005 2113_YPUK_C006_P1

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions

SECN12 Achieving well-designed places

T2 Parking

SP1 Sustainable development in North Herts

2.0 **Site History**

2.1 24/02008/LDCP - Roof extension to form gable end with side window and insertion of rear box dormer to facilitate conversion of loft into habitable accommodation

2.2 18/01067/FPH - Single storey side and rear extensions.

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached bungalow dwelling on the east side of Weston Way in a residential part of Baldock.

4.2 **Proposal**

4.2.1 Extension of rear box dormer. (Development has commenced).

4.2.2 The proposal seeks to enlarge the dormer window approved under 24/02008/LDCP. The dormer window would span the full width of the rear roof slope which would exceed the maximum roof space gain permissible under permitted development.

4.2.3 The proposed materials are GRP roof, timber cladding and uPVC windows.

4.3 **Key Issues**

4.3.1 Design: The proposal constitutes a modest enlargement of the approved dormer under: 24/02008/LDCP retaining the previously granted materials. The dormer would be set in from the

eaves and, ridge ensuring a subordinate relationship. Complies generally with Policy D1 of the Local Plan

4.3.2 Impact on the street scene: The development would be sited to the rear and out of view from the public realm. Complies with Policy D1 of the Local Plan

4.3.3 Impact on neighbours: None. Complies with Policy D3 of the Local Plan.

4.3.4 Parking: No alteration to existing driveway. Complies with T2 of the Local Plan.

4.3.5 BNG: Exempt from BNG requirements

4.3.6 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.

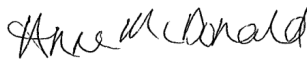
Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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: 12 May 2025	