

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01886/FPH	Two storey side and single storey rear extensions.	29 Hillcrest Baldock Hertfordshire SG7 6NE

Submitted Plan Nos

25.234-P1_Rev3

1.0 Policies

D1	Sustainable design
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D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
T2	Parking

2.0 **Relevant Site History**

2.1 81/01334/1 - Erection of single storey front extension and rear extension to garage.

3.0 **Representations**

3.1 **Site and Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a semi-detached two-storey dwelling on the south-west side of Hillcrest within a residential part of Baldock. The site is an end plot and is adjacent to a garage block oriented perpendicular. The dwelling is part of a row of relatively uniform semi-detached

two storey dwellings of brick, white render, tiled gabled roofs and white uPVC windows and doors.

- 4.1.2 The application site is within the settlement boundary for Hitchin where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 Two storey side and single storey rear extensions.

- 4.2.2 The two-storey side extension would be 2.742m wide, 8.331m deep with a side gable roof peaking at 7.05m with eaves at 5.1m.

- 4.3.4 The proposed materials are:

Roof – Match Existing (Concrete tiles)

Walls - Match Existing (White uPVC)

Windows – Match Existing (Facing brick)

Doors – Match Existing (White 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 The proposed side extension would be set back slightly from the front elevation and would have a lower roof ridge than the host dwelling. This would ensure a subordinate relationship with the host dwelling. The proposed materials, fenestration, roof form and scale would all be sympathetic to the existing dwelling and streetscene. The width of the extension would be modest and would not unbalance the pair of semis as seen from the street scene. I therefore

consider that the scale and design of the proposed development to be compliant with policy D1 and D2.

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 The proposed side extension would be sited away from any neighbouring dwelling. Whilst it would bring the built form of the dwelling closer to the garage block. Given the depth of the garages, I would not consider the extension to be overbearing to their users.
- 4.3.7 The site features a moderately sized garden; the acceptable design and scale is appropriate for the local context and therefore would not cause any harm on the amenity of future occupiers.

Highways and Parking:

- 4.3.8 The proposed development would not result in the creation of an additional bedroom but instead would enlarge the existing. The proposed site plan shows that 2 vehicle parking spaces will be retained within the front garden. Therefore, there would be no car parking issues arising from the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.9 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:

- 4.3.10 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.
- 4.3.11 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 16 September 2025	