

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01982/FPH	Single storey front/side extension. Single storey side extension to existing garage and raise existing roof to include insertion of side elevation windows, dormer to front and rooflight to rear roofslopes.	2 Ashwell Road Bygrave Baldock Hertfordshire SG7 5DT

Submitted Plan Nos

2024/25/03 2024/24/01 2024/24/02

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2023 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed and beautiful places

Section 13 – Protecting Green Belt Land

Section 14 – Meeting the challenge of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Herts

Policy SP5 – Countryside and Green Belt

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable Design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

1.3 **Baldock, Bygrave and Clothall Neighbourhood Plan 2021**

G3 – Creating well-designed places

G4 – Sustainable design

1.4 **Supplementary Planning Guidance**

Design Guide 2011

2.0 **Relevant Site History**

16/02042/1NCS - Single storey rear extension with the following dimension:
Length (measured from rear wall of original house) - 8.0 metres. Prior Approval Not Required.

05/00880/1HH - Erection of front entrance porch. Conditional Permission.

03/01851/1HH – Rear Conservatory. Conditional permission.

95/01063/1 - Two storey side and rear extensions following demolition of existing garage; erection of new detached double garage, in accordance with amended plans received on 6.11.95. Conditional permission.

3.0 **Representations**

3.1 **Site and neighbour notification** – None received.

Baldock, Bygrave and Clothall Neighbourhood – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site comprises of a large, detached dwelling with detached garage sited to the south and forward of the dwelling and is located on the east side of Ashwell Road. The site history shows that the original dwelling with a footprint of approximately 55sqm has been significantly enlarged over a period of years. The site is located in the Green Belt though prior to the current local plan was outside of this designation.

4.2 **Proposal**

4.2.1 Single storey front/side extension. Single storey side extension to existing garage and raise existing roof to include insertion of side elevation windows, dormer to front and rooflight to rear roof slopes.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- Whether the proposed development would be inappropriate development in the Green Belt for the purposes of the National Planning Policy and Local Development Plan.
- The impact the proposal would have on the openness of the Green Belt.
- The impact the proposed development would have on the character and appearance of the property and the surrounding area.
- The impact that the proposed development would have on the living conditions of nearby neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area and on public highways.

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 single storey front/side extension would be a minor addition to the main dwelling, being located to the rear of the principal elevation and set in from the north side flank elevation.
- 4.3.4 The single storey extension to the existing garage would be sited to the rear of the existing building with its footprint sited closer to the party boundary with the neighbouring property to the south known as no.1 Ashwell Road where a distance of 0.6m would be retained. The proposed building would measure 5.7m in length having a width of 4.5m. Openings would be to the front and side elevations, with two rooflights to both the front and rear roof slopes. The roof form would be pitched and would remain below the height of the existing mansard garage roof which would be raised by 0.9m to create a first-floor level and would have a revised design of a gambrel roof form. As part of the change to the roof form to the existing garage, a dormer window is proposed to the front elevation and a single rooflight to the rear elevation. The design of the proposed extension and the increased roof height to the existing garage would create additional habitable space incidental to that of the primary use of the dwelling.
- 4.3.5 The proposal would involve the removal of two trees, one Conifer and one Apple neither of which would be worthy of retention.
- 4.3.6 The extensions would be sympathetic to the existing dwelling and would utilise matching external materials and would be of a scale that would not dominate the existing dwelling. There would not be any significant impact to the streetscene due to the presence of the existing established boundary treatment to the frontage with Ashwell Road and the presence of the existing garage building albeit with its proposed alterations.
- 4.3.7 The proposal is therefore deemed acceptable in design terms and in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Green Belt

- 4.3.8 Section 13 of the National Planning Policy Framework (NPPF) notes that great importance should be attached to the Green Belt and that the main aim of Green Belt policy is to keep land permanently open. Paragraph 152 states that inappropriate development should not be approved. Paragraph 154 goes on to states that *"a local planning authority should regard the construction of new building as inappropriate in Green Belt. Exceptions to this are: the extension or alteration of a building provided it does not result in disproportionate additions over and above the size of the original building"*
- 4.3.9 Policy SP5 of the Local Plan seeks to "recognise the intrinsic value of the countryside" which is supportive of suitable development where it "would not result in inappropriate development or where very special circumstances have been demonstrated". This accords with the principles set out in Section 13 of the NPPF. Para 154 c) supports extensions and/or alterations to buildings "provided that it does not result in disproportionate additions over and above the size of the original building". The footprint of the original dwelling was approximately 55sqm having been significantly extended prior to its designation as Green Belt land under the current Local Plan. In the circumstances, and given the modest increase to the footprint since the designation, I am satisfied that that the proposed extensions would not result in disproportionate additions over and above the size of the original building at the time of designation and

therefore is not considered to be inappropriate development in the Green Belt, in accordance with Policy SP5 of the Local Plan and Section 13 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.10 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 Local Plan which states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.11 I am satisfied that due to the orientation of the site in relation to the neighbouring property to the south no.1 Ashwell Road, the proposed development would not result in an adverse impact on existing residential amenity and is therefore in accordance with Policy D3 of the Local Plan.

Environmental Implications:

- 4.3.12 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.
- 4.3.13 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 of the Local Plan.

Biodiversity Net Gain (BNG)

- 4.3.14 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.

4.4 Conclusion

- 4.4.1 The proposed development is considered acceptable in planning terms and in accordance with Policies SP1, SP5, SP9, D1, D2 and D3 of the North Hertfordshire Local Plan 2011-2031 and Sections 2, 12, 13 and 14 of the NPPF 2023.

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.

3. The extensions hereby permitted shall be built in external materials to match the existing dwellinghouse and detached outbuilding unless otherwise agreed in writing by the Local Planning Authority.

Reason: 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.

Informative/s:

1. In an effort to combat climate change, North Hertfordshire Council advises that two native trees be planted within the rear garden of the property following removal of the Conifer and Apple trees. Please make sure you are familiar with the planting season which runs from 1st November until 31st March, this will give the trees the best chance of survival.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 11 November 2024	