

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00530/FPH	Part two storey and part single storey rear extension following demolition of existing conservatory. Alterations to fenestration throughout including re-positioning of front door enclosing front covered area and insertion of first floor front and side windows.	8 Nightingale Way Baldock Hertfordshire SG7 6JT

Submitted Plan Nos

A010 A100 A101 A105 A106

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework (NPPF) (2024)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

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

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

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

Policy T2 - Parking

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

G3 – Creating well-designed places

G4 – Sustainable design

1.4 **Supplementary Planning Design (SPD)**

NHC Sustainability (2024)

2.0 **Relevant Site History**

2.1 None.

3.0 **Representations**

3.1 **Site and Neighbour Consultation** – One letter of support has been received from the neighbouring property to the southwest known as no.10 Nightingale Way.

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 located within a wider residential estate on the east side of Nightingale Way and comprises of a two-storey, end of terrace residential dwellinghouse with gardens to front, side and rear.

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

4.2 **Proposal**

- 4.2.1 Part two storey and part single storey rear extension following demolition of existing conservatory. Alterations to fenestration throughout including re-positioning of front door enclosing front covered area and insertion of first floor front and side windows.

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 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 to communities*”. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.

- 4.3.3 Following demolition of an existing conservatory, the proposed extensions would provide additional habitable space including the addition of a further bedroom, taking the property from a three to a four bedroomed dwelling. At ground floor level the extension, including overhang, would be full width and at ground and first floor level would project 3.1 metres from the existing rear elevation. The two-storey element would be set off the boundary with the attached neighbour no. 10 Nightingale Way by 1.8 metres. The roof form to the ground floor extension would be a hipped mono pitch whilst the two-storey element would comprise of a pitched gable, reflective of the existing front elevation of the dwelling. Openings to the proposed extensions would be to the rear elevation only, whilst changes to the overall fenestration include the formation of new windows in the form of a high-level window to a bathroom on the side flank elevation at first floor level, and a standard window to the front elevation also at first floor level together with other minor changes to the fenestration at ground floor level. Materials would match those of the existing dwelling.

- 4.3.4 The proposed development is acceptable in terms of design, form and proportions. Whilst there would be some visibility of the two-storey element when viewed from the street scene between the application site and the neighbouring property to the north known as no.6 Nightingale Way, this would not be unduly prominent. Overall, the development is considered to respect the character and appearance of the existing dwelling and surrounding area and would be in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

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 Local Plan.
- 4.3.6 I am satisfied that the proposed extensions, by virtue of their position on the property and relationship to existing built form, would not impact existing residential amenity to any significant degree and would be in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.7 The site benefits from sufficient off-street car parking able to accommodate at least two cars and would be in accordance with local planning policy.

Biodiversity Net Gain (BNG)

- 4.3.8 This development is not subject to the statutory Biodiversity Gain Plan condition because it is exempt under the statutory exemptions as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Environmental Implications

- 4.3.9 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.
- 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 Local Plan, which sets out that development proposals 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 Based on the details submitted, the proposed development, is unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Policy D1 of the Local Plan and Section 14 of the NPPF.

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 Local Plan 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.

3. The extensions hereby permitted shall be built in external materials to match the existing dwellinghouse 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.

4. Notwithstanding the approved plans, the window at first floor level on the north east elevation of the development hereby permitted shall be fitted with obscured glazing and shall be non-opening below a height of 1.7 metres, measured from the internal finished floor level. The window shall thereafter be retained permanently in this form.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 April 2026	