

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00517/FPH	Single-storey rear extension and changes to fenestration	Eastcote Royston Road Baldock Hertfordshire SG7 6QZ

Submitted Plan Nos

D01 Rev 2 D02 Rev 2 D03 Rev 2 D04 Rev 2 D05 Rev 2 D06 Rev 2 D07 Rev 2

1.0 Policies

SECN12	Achieving well-designed places
--------	--------------------------------

SECN14 Meeting climate change,coastal,flooding

SP9 Design and Sustainability

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

2.0 **Site History**

2.1 **04/00947/1HH:** Two storey side and rear extension. Front entrance porch. (as amended by drg 2004/32/02A). **Conditional Permission.**

3.0 **Representations**

3.1 **Neighbour Consultation** – No comments received.

3.2 **Baldock, Bygrave And Clothall** – No comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a two-storey detached dwelling situated on Royston Road, Baldock. The site benefits from a large garden and is distanced from neighbouring properties.

- 4.1.2 The site is within the Baldock settlement boundary, where development is supported in principle.

4.2 **Proposal**

- 4.2.1 Single storey rear extension and changes to fenestration.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- Design and local character;
- Neighbour amenity;
- Highways and parking matters;
- Environmental impacts;
- Biodiversity Net Gain.

Design

- 4.3.2 Policies D1 and D2 of the North Herts Local Plan (NHLP) require that development proposals respond positively to the site's local context. Policy D2 of the NHLP, and Policy G4 of the Baldock, Bygrave & Clothall Neighbourhood Plan (BBC NP), specifies that extensions to houses should be sympathetic to the main dwelling in terms of scale, form and orientation. These policies are broadly consistent with paragraph 135 of the NPPF.
- 4.3.3 The proposed single-storey rear extension would infill the gap between the existing rear extensions. In depth, the proposed extension would sit flush with the existing east projection. The extension would have a mono-pitch roof, measuring 2.4m to the eaves and 3.4m to the ridge, as to not interfere with the existing first-floor windows. The extension would feature 2no. roof lights to the roof slope and bifold doors to the rear north elevation. Materials would include roof tiles to match existing, and brick with render to continue the existing rear elevation external finish. The extension would therefore relate well to the host dwelling in scale and design, and would not have an adverse impact on local character.
- 4.3.4 The proposed fenestration changes include replacing the existing 2no. ground floor east elevation windows. The new windows would mimic the design of the existing but would be uniform in scale. The proposed windows are therefore acceptable in design terms.
- 4.3.5 The proposal is considered to accord with Policies D1 and D2 of the NHLP, Policy G4 of the BBC NP, as well as paragraph 135 of Section 12 of the National Planning Policy Framework.

Impact on Neighbours

- 4.3.6 Policy D3 of the Local Plan permits development that does not result in acceptable harm to the amenity of neighbouring occupiers and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.
- 4.3.7 The property is well distanced from neighbouring dwellings. Accordingly, no element of the proposal would cause unacceptable overlooking, overshadowing or overbearing impacts. The proposal therefore accords with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking

- 4.3.8 The proposal would not impact existing access and parking arrangements and therefore complies with Policy T2 of the NHLP.

Environmental Implications

- 4.3.9 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design'; with which the proposal complies. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF. There are no other environmental implications as a result of the proposed development.

Biodiversity Net Gain

- 4.3.10 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

4.6.1 None.

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

S Greener

Shaun Greaves
Determining Officer

Date: 17 April 2026

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 17 April 2026