

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00337/FPH	Single storey pre-fabricated front garden outbuilding for use as a home office (development already carried out).	26 Holroyd Crescent Baldock Hertfordshire SG7 6EL

Submitted Plan Nos

Location Plan FP-01 LP-01 SLP-02

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 comment in support of the application has been received from no.30 Park Drive, Baldock.

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 on the east side of Holyroyd Crescent at the junction with Park View. The property comprises of a two-storey, end of terrace residential dwelling. Garden space is provided to the front, side and rear of the dwelling.
- 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 Single storey pre-fabricated front garden outbuilding for use as a home office (development already carried out).

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 The development is for a relatively small, prefabricated, single storey ancillary structure which is sited in the front/side garden forward of the principal elevation of the dwelling. The intended use of the building would be as a home office incidental to the main dwelling. Openings would be to the west facing elevation into the garden space, and materials would comprise of a brown composite cladding with aluminium charcoal door frames. The proposed materials offer a modern, contemporary appearance to the structure which is sympathetic to the host dwelling.
- 4.3.4 Whilst development forward of the principal elevation is not generally encouraged, the modest scale of the structure with a height of 2.4 metres, taken together with the existing boundary treatment, which is approximately 1.8 metres in height, is considered to limit visibility and prevent visual harm to the street scene.

- 4.3.5 I am satisfied that the design, form and scale of the structure would have limited visual impact to the street scene and would be in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.6 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.
- 4.3.7 I am satisfied that the position of the structure, and use as a home office, would not result in a level of activity or generate noise in excess of that which would be materially different from those associated with a typical dwellinghouse, and would not impact existing residential amenity to a significant degree and would be in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.8 The development does not impact existing off-street parking arrangements.

Biodiversity Net Gain (BNG)

- 4.3.9 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

- 4.3.10 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.
- 4.3.11 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.
- 4.3.12 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**

1. 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.

2. The use of the outbuilding hereby permitted shall remain at all times incidental to the enjoyment of the dwellinghouse to which it relates, and it shall not be used in connection with any form of trade, business or commercial activity.

Reason: To safeguard the residential character of the locality and the amenities of nearby residents, both of which would be prejudiced by the activities and visual intrusion likely to be associated with a commercial activity on the site and to comply with Policy D1 and 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 22 April 2026	