

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00206/FPH	Single storey rear extension.	4 Clothall Corner Baldock Hertfordshire SG7 6FN

Submitted Plan Nos

0321 101 0321 201 0321 301 Rev A

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

Section 16 – Conserving and enhancing the historic environment

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

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP9 – Design and Sustainability

Policy SP13 – Historic environment

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

Policy H4 - Archaeology

1.3 **Supplementary Planning Design (SPD)**

NHC Sustainability (2024)

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

G3 – Creating well-designed places

G4 – Sustainable design

2.0 **Relevant Site History**

2.1 09/00479/1 - Residential development comprising 6 x 2 bedroom apartments and 8 x 3 bedroom houses, 22 associated car parking spaces and ancillary works. Refused and allowed at appeal.

2.2 09/01869/1 - Residential development comprising 2 x 1 bedroom apartments, 4 x 2 bedroom apartments and 8 x 3 bedroom houses, 22 associated car parking spaces and ancillary works. Conditional permission.

2.3 The property benefits from full permitted development rights.

3.0 **Representations**

3.1 **Site and Neighbour Consultation** – Two letters of support have been received from nos. 5 and 15 Clothall Corner. The response from no.5 included a query on the measurements and the response from no.15 seeks assurances that existing parking will not be impacted by the development. Both matters have been responded to, the latter not a planning matter due to the minor scale of development.

3.2 **Baldock, Bygrave and Clothall Parish Forum** – None received.

3.3 **HCC Archaeology** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies on the eastern edge of the built-up area of Baldock. The area to the north and west is predominantly residential and the dwellings vary in age and design. The Clothall Corner development was originally granted at appeal under 09/00479/1 with a later submission granted under 09/1869/1. The site comprises of a semi-detached three storey residential dwelling which lies to the northeast of its attached neighbour no. 2 Clothall Corner. An alleyway is present between the application site and the neighbouring property to the northeast no.5 Clothall Corner, with access to the rear of the property and communal parking area alongside no.2 Clothall Corner. In terms of private amenity space, there is a short frontage leading to the main entrance doorway of the dwelling and a relatively short timber decked rear garden which has a gradual slope southward to a point where it meets a set of steps leading to an existing timber shed with covered space attached to the north. The garden is bounded on all sides by timber close board fencing to an approximate height of 1.7 metres. Beyond the rear timber boundary fence, which continues along the rear boundaries of these properties are a number of parking bays.

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 rear extension.

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 proposed rear extension would be full width and project from the rear elevation of the existing dwelling by 3.0m. The roof form would be flat and have a height of 3.0 metres plus a minor additional increase in height as a result of the installation of a central roof lantern. Openings would comprise of a set of bi-folding doors opening to the remaining garden space. Materials would match the existing dwelling.
- 4.3.4 Albeit there would be a reduction to outdoor private amenity space, I am satisfied that the scale and design of the proposed rear extension would be sympathetic to the existing dwelling and would not harm the visual amenity of the 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 Given the minor scale of the proposed extension and the orientation of neighbouring properties, I am satisfied that the development 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 dwelling is served by sufficient off-street parking spaces which would not be affected by the proposed development and is therefore considered to be in accordance with Policy T2 of the Local Plan.

Archaeology

- 4.3.8 When considering the impact of proposed development on the significance of a designated heritage asset (such as archaeology), the NPPF (Section 16 – Conserving and enhancing the historic environment) notes that great weight should be given to the asset’s conservation; the more important the asset, the greater the weight should be. In this regard, Policy HE4 of the Local Plan is consistent with the NPPF.

4.3.9 The proposed development is of a minor scale within an already built-up area and is unlikely to disrupt subterranean heritage.

4.3.10 I am satisfied that the development is in accordance with Section 16 of the NPPF and Policy HE4 of the Local Plan.

Biodiversity Net Gain (BNG)

4.3.11 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

4.3.12 The Council's Sustainability Supplementary Planning Document seeks to ensure that new developments are future proofed against the challenge of climate change.

4.3.13 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.

4.3.14 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 Section 14 of the NPPF and Policy D1 of the Local Plan.

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 extension 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.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 10 March 2026	