

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

26/01192/FPH

Single storey front extension.

12a Pinnocks Lane

Baldock

Hertfordshire

SG7 6DD

Submitted Plan Nos

P001 P002 003 004 005

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 the historic environment

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

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 HE1 – Designated heritage assets

Policy HE4 – Archaeology

Policy T2 - Parking

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

G3 – Creating well-designed places

G4 – Sustainable design

2.0 **Relevant Site History**

2.1 Planning permission was granted for a two-storey side, single storey front and rear extensions, re-siting detached garage with formation of new vehicular access under on the site under 83/00464/1. Appeals have been dismissed for a new dwelling on land to the rear of No.12a under 08/01196/1 and 13/02334/1.

3.0 **Representations**

3.1 **Site and Neighbour Consultation** – None received.

3.2 **Baldock, Bygrave and Clothall NF** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is located on the southeastern side of Pinnocks Lane and comprises of a two-storey dwelling which benefits from previous extensions, with parking to the front and garden to the rear. The surrounding area is predominantly residential in nature.

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 front 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 development comprises a minor single storey front extension to the dwelling, providing additional habitable accommodation. The extension would be set 0.6 metres in from the northeastern side elevation of the existing dwelling, with a canopy structure set 0.4 metres from the same boundary. The overall projection of the development would be 1.8 metres. The roof design would consist of a monopitch form over the front extension and a low-pitched roof form over the extended porch. Openings would comprise of a corner window feature, wrapping around both the front and northeastern side elevations of the extension.

4.3.5 The extension would be finished in materials that match, or closely complement, those of the existing dwelling, ensuring visual continuity within the street scene and an appropriate relationship with the host dwelling. In design terms I am satisfied that the addition would not be visually detrimental to the character and appearance of the area.

4.3.6 I am satisfied that the scale, form and proportions of the proposed development, along with its overall design are acceptable and in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Properties:

4.3.7 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.

- 4.3.8 I am satisfied that the proposed extension, by virtue of its position on the property and its 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:

- 4.3.9 The existing dwelling benefits from adequate off-street parking provision, and the construction of the extension would not adversely affect this arrangement.

Archaeology

- 4.3.10 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.
- 4.3.11 The proposed development is of a minor scale within an already built-up area and is unlikely to disrupt subterranean heritage.
- 4.3.12 I am satisfied that the development is in accordance with Policy HE4 of the Local Plan and Section 16 of the NPPF.

Biodiversity Net Gain (BNG)

- 4.3.13 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

- 4.3.14 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.
- 4.3.15 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.
- 4.3.16 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 development is considered to represent an appropriate form of domestic extension that complies with adopted design policies and would not result in harm to visual or neighbouring amenity and would be 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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 8 July 2026	