

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00302/FPH	Single storey extension to existing garden room for use as a home gym.	The Beeches 36 South Road Baldock Hertfordshire SG7 6BZ

Submitted Plan Nos

P-001E P002 E1 P-003C P-003E P-003P P-004C P-004E P-004P P-005C P-005E P-005P

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

2.0 **Site History**

2.1 23/01678/FPH Erection of garden room for use as a home gym attached to existing garden room. Approved 14 September 2023

2.2 22/00585/FPH Single storey rear extension and replace lantern rooflight to existing extension with a flat rooflight following demolition of existing rear porch - Approved 07/04/22

2.3 21/00120/FPH - Erection of garden room for use as a sitting room/dining/leisure space – Approved 12/05/21.

2.4 08/00946/1HH - Two storey side extension, single storey rear extension and single storey front extension incorporating garage – Approved 04/07/08.

2.5 88/01355/1 - Single storey side extension, conversion of existing garage into living accommodation, insertion of new first floor side dormer window, detached double garage – Approved 29/09/88.

3.0 **Representations**

3.1 HCC Historic Environment - Condition recommended

4.0 **Planning Considerations**

4.1.1 The site is a detached two storey dwelling. An existing outbuilding granted permission in 2021 and extension in 2023 is located in the front garden area in front of the dwellinghouse. The character of the locality is residential comprising terraced, semi-detached and detached dwellings.

4.2 **Proposal**

4.2.1 Planning permission is sought for the extension of the existing garden room for use as a home workout studio.

4.3 **Key Issues**

- 4.3.1 The key issues in this case are the design of the development relative to the main dwelling/street scene and the impact the development has on the reasonable living conditions of neighbouring properties.
- 4.3.2 The property is located within the built-up area of Baldock. As such, there is no objection in principle to residential development and / or extensions to existing properties in this area of the settlement.

Design and appearance

- 4.3.3 The proposed extension to the outbuilding will be situated in the northern-western corner of the site adjacent the access to the property . It is 3.5 metres deep to match the existing and has a width of approximately 4 metres. It is proposed to have a shallow pitched roof with a ridge height of 3.3 metres. The outbuilding would not be visible from South Road given the properties backland position to the rear of houses on South Road. There are also outbuildings in the neighbouring properties that back onto the shared boundary. The new building would be of a modular modern design that would not be out of place in this modern housing development location. Exterior elevations are proposed as Canadian Western Red Cedar Timber Cladding - black charred finish Black Water resistant MDF board as shadow gap between cedar cladding
- 4.3.4 It is my opinion that the proposal would not cause any adverse effect upon the character of the dwellinghouse or the street scene due to sympathetic form, scale and materials and its location.
- 3.4.5 This is considered in line with Section 12 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

Impact on Neighbouring Properties

- 4.3.6 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.7 The proposed outbuilding, by virtue of its design, modest height, width and depth, is unlikely to occasion any material harm upon the reasonable living conditions and well-being of neighbouring dwellings given the relationship with the neighbouring properties..
- 4.3.8 As such, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.
- 4.3.9 This development is therefore considered in accordance with Section 12 of the NPPF.

Environmental Implications

- 4.3.10 The proposed development would be consistent with the criteria set out in Local Plan Policy D1 '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

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**.

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 outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as The Beeches, 36 South Road, Baldock

Reason: To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected with each other as this would result in an unsatisfactory relationship and inadequate standard of amenity for both properties and to comply with Policy HS6 of the North Hertfordshire Local Plan 2011 to 2031.

4. A No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:
 1. The programme and methodology of site investigation and recording
 2. The programme for post investigation assessment
 3. Provision to be made for analysis of the site investigation and recording
 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 5. Provision to be made for archive deposition of the analysis and records of the site investigation
 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

5. B The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (A)
6. C The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis and publication where appropriate.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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: 8 April 2026	