

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01584/FPH	Installation of window to front elevation of side extension.	3 Saddlers Close Baldock Hertfordshire SG7 6EF

Submitted Plan Nos

P1 P2

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2023 (NPPF)**

Section 2 – Achieving sustainable development
Section 12 – Achieving well-designed places
Section 14 – Meeting the challenge of climate change, flooding and coastal change
Section 16 – Conserving and enhancing the historic environment

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

Strategic Policies

Policy SP1 – Sustainable Development in North Herts
Policy SP9 – Design and Sustainability
Policy SP13 – Historic environment

Development Management Policies

Policy D1 – Sustainable Design
Policy D2 – House Extensions and Replacement Dwellings
Policy D3 – Protecting Living Conditions
Policy HE1 – Designated Heritage Assets

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

G3 – Creating well-designed places
G4 – Sustainable design

1.4 **Supplementary Planning Document**

North Herts Design Guide 2011

2.0 **Relevant Site History**

- 2.1 12/00952/1HH - Retention of rear dormer window, 2 roof lights in front roof slope and second floor side window to facilitate conversion of loft into habitable accommodation. Unconditional permission.
- 2.2 17/01110/1HH - Single storey front and side extension. Conditional Permission.
- 2.3 23/01852/FPH - Single storey rear and side extension following demolition of existing conservatory. Conditional Permission.

3.0 **Representations**

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

3.2 **Baldock, Bygrave & Clothall Parish** – None received.

3.3 **HCC Archaeology** – None received but not required due to development being for the alteration of previous approved plans 23/01852/FPH and involves the formation of an additional window opening.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Saddlers Close is a relatively small residential estate comprising of 10 residential dwellings accessed from Park Street which links up with Mansfield Road to the south. The application site comprises of a two-storey detached dwelling with gardens to both front and rear. Vehicular parking is located to the front of the dwelling in an allocated parking space with pedestrian access to the rear located between the neighbouring properties known as nos.4 and 5 Saddlers Close. The property is within the Baldock Conservation Area.

4.1.2 A group reference TPO/60 covers some trees within the immediate area, one of which shares a boundary with the application site, however its position, to the front parking bay means that the trees will be unaffected by the proposal.

4.1.3 The application site lies within the settlement boundary for Baldock where development is generally supported.

4.2 **Proposal**

4.2.1 Installation of window to front elevation of side 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 Conservation 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, Appearance and Impact on the Conservation Area:

4.3.2 Within a Conservation Area, the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of the Listed Building and Conservation Areas Act (1990).

Furthermore, Section 16 of the NPPF sets out guidance relating to sustaining and enhancing heritage assets. In this regard, Policy HE1 of the NHLP is consistent with the NPPF.

- 4.3.3 When considering the impact of proposed development on the significance of a designated heritage asset (such as a Conservation Area), the NPPF notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be.
- 4.3.4 The objectives of the NPPF also include those seeking to secure high quality design and a good standard of amenity (Section 12 – Achieving well-designed places). In this regard, Policies D1 and D2 of the NHLP are consistent with the NPPF.
- 4.3.5 The application seeks to form a window opening in the front elevation of the side extension previously approved under 23/01852/FPH. The part of the extension where the window would be formed would be set back from the front elevation of the extension which is screened by the existing extension to the front of the dwelling and the neighbouring property. The development is of a minor scale with an acceptable design. No harm is considered to arise from the proposed development to the Baldock Conservation Area or the streetscene.

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 NHLP.
- 4.3.7 The position of the window would not, in my view, impact on existing residential amenity and is acceptable.

Highways and Parking:

- 4.3.8 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.

Environmental Implications:

- 4.3.9 The proposed development will be consistent with the criteria set out in Policy D1 'Sustainable Design' of the NHLP 2011-2031 and will be generally compliant with Section 14 'Meeting the challenges of climate change, flooding and coastal change' of the NPPF 2023.

Biodiversity Net Gain (BNG)

- 4.3.10 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 4.3.11 Whilst the above is exempt, Policy NE4 of the North Hertfordshire Local Plan states that 'All development should deliver measurable net gains for biodiversity and geodiversity...' Given the nature of the proposal, a measurable net gain for biodiversity would not apply.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance Policies SP1, SP9, SP13, D1, D2, D3 and HE1 of the NHLP 2011-2031 and Sections 2, 12, 14 and 16 of the NPPF 2023.

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.

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: 3 September 2024	