

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02116/FPH	Single storey side extension (amended plans received 11/11/2025).	7 Jevre Close Baldock Hertfordshire SG7 6TP

Submitted Plan Nos

Location Plan 1176.01A 1176.02B

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
T2	Parking
SECN12	Achieving well-designed places

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

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 an end terrace dwelling on the south-east side of Jeve Close in a residential part of Baldock. The dwelling lies perpendicular and set back from the highway. To the south of the site lies a green, commons area.

4.2 **Proposal**

4.2.1 Planning Permission is sought for: Single storey side extension (amended plans received 11/11/2025).

4.2.2 The proposed extension has been designed to fit the boundary of the site the proposed dimensions are: approx. 1.45 – 3.25m in depth, 2.60m to 4.25m in width with a flat roof at the height of 2.7m.

4.2.3 The proposed materials are:

Roof – Bitumen felt or single ply membrane.

Windows / Doors – Match Existing (White UPVC)

Walls – Match Existing (Red facing brickwork)

4.3 **Key Issues**

4.3.1 **Principle:** Within settlement boundary, modest alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan

4.3.2 **Design:** The proposed built form and materials would be similar to the existing, minimal to no impact upon the character and appearance of the dwelling as seen from the street scene. Complies generally with Policy D1 of the Local Plan.

4.3.3 **Heritage considerations:** None; not located near any heritage assets.

4.3.4 **Impact on the street scene / Public Realm:** The works are to the side of the dwelling, whilst they would not be visible from the highway, they would be highly visible from the public commons land to the south of the site. The extension would be subordinate in scale with sympathetic materials and roof height. It is therefore considered that there would be no impact to street scene.

4.3.5 **Impact on neighbours:** None. The extension would be sited away from any neighbouring dwelling and would not be overbearing on the footpath. Complies with Policy D3 of the Local Plan.

4.3.6 **Parking:** The dwelling as existing does not benefit from off-street parking, the proposal would not affect this. Complies with T2 of the Local Plan.

4.3.7 **BNG:** Exempt from BNG requirements.

4.3.8 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

4.4.1 Acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable

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(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 9 December 2025	