

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02863/FPH	Single storey side extension.	24 Stane Street Baldock Hertfordshire SG7 6TS

Submitted Plan Nos

PO1 PO2 PO3

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
NP2	Baldock, Bygrave and Clothall NP

2.0 **Relevant Site History**

2.1 None.

3.0 **Representations**

3.1 **Press, Site and Neighbour Consultation** – 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 application is an end terrace dwelling on the north side of Stane Street. The block of houses consists of two terraces fronting Stane Street and two terraces which are perpendicular. The application site is one of the latter, as such it does not benefit from any rear garden space and instead has a large side garden. The application site sits parallel to the neighbouring dwelling of 26 Stane Street and perpendicular to the neighbouring dwelling of 28 Stane Street. Due to this orientation, the side wall of the host dwelling extends further in depth beyond the rear wall of 28 Stane Street.

4.2 **Proposal**

4.2.1 Single storey side extension.

4.2.2 The extension would be approximately 2.8m wide, 5.5 deep with a lean-to roof, with eaves at 2.75m and a peak height of 3.5m.

4.2.3 The proposed materials are:

Roof – Match existing (tiles)

Windows and Doors – Match existing (uPVC)

Walls - Render

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 locally listed building and 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.

Principle

4.3.2 The proposal seeks to extend an existing dwelling within the settlement boundary for Baldock where development is generally acceptable subject to policy requirements.

Design

4.3.3 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.

4.3.4 The proposed extension would be subordinate in scale to the dwelling with a sympathetic design. The proposed use of render would be contrasting to the dwelling itself and the context of the site within the cul-de-sac. Whilst there are some examples of render at first floor level outside of the cul-de-sac, I consider that the extension in its visible position from Yeomanry Drive to the North would result in a departure from the local context in terms of materiality and therefore would fail to meet the requirements of Policy D1 and D2 of the Local Plan, Policy G3 of the Baldock Neighbourhood 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 The side elevation of the host dwelling sits 2.2m further in depth than the neighbouring dwelling's flank elevation wall (28 Stane Street). The proposal seeks to further increase this depth by 2.8m resulting in a total of 5m with minimal offsetting from the boundary. Although it would be single storey, the proposed extension would add significantly more bulk and height when compared against the existing boundary wall. As such, it would constitute an overbearing form of development that would result in a material detrimental impact upon the reasonable living conditions and well-being of neighbours. The proposal is therefore considered contrary to Policy D3 of the Local Plan.

Highways and Parking:

- 4.3.7 The dwelling is served by on-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.

Biodiversity Net Gain (BNG)

- 4.3.8 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.

Environmental Implications:

- 4.3.9 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.
- 4.3.10 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered contrary to SP1, SP9, D1, D2 and D3, of the Local Plan 2011-2031, Policy G3 of the Baldock Neighbourhood Plan and Sections 2, 12 and 14 of the NPPF.

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 **REFUSED** for the following reasons:

1. The proposed extension, by reason of its design and height, would result in an unacceptable overbearing impact upon the occupiers of the adjoining neighbouring property known as no.28 Stane Street, Baldock. The proposed development would fail to comply with Policy D3 of the North Hertfordshire Local Plan 2011-2031 and the core principles set out in Section 12 the National Planning Policy Framework (2024).
2. The proposed extension by reason of its use of render would not be in keeping with the host dwelling and would be detrimental to its character and appearance and that of the street scene. The proposal does not comply with Policies D1 and D2 of the adopted Local Plan, Policy G3 of the Baldock Neighbourhood Plan and Section 12 of the NPPF.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied 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: 27 February 2026	