

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01341/FPH	Single storey rear extension following demolition of existing rear conservatory	66 London Road Baldock Hertfordshire SG7 6JL

Submitted Plan Nos

0303 101 0303 201 0303 301

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 None.

3.0 **Representations**

3.1 **Neighbour Consultation and Site Notice** – 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 two storey dwelling on the west side of London Road in a residential part of Baldock. The rear garden ground levels slopes away from the dwelling.

4.2 **Proposal**

4.2.1 Single storey rear extension following demolition of existing rear conservatory

4.3 **Key Issues**

4.3.1 The key issues in this case are the design of the development relative to the main dwelling and the impact the development has on the reasonable living conditions of the neighbouring properties.

Design

- 4.3.2 The proposed single storey rear extension will extend approximately 3m in depth from the rear wall roughly the same depth of the existing conservatory and the attached neighbour's rear extension. Due to the sloping ground levels away from the dwelling, the extension would have a lean-to roof with eaves at approximately 3.2m in height and a peak at 4m. The height would be similar to the attached neighbour's extension at 63 London Road. In my view, the proposed scale would not be disproportionate to the dwelling and would feature sympathetic eaves and ridge height.
- 4.3.3 The proposed extension is sited to the rear of the property and would not be visible from the public realm. The proposal seeks to use matching brickwork exterior walls, concrete roof tiles and aluminium windows and doors. These materials and design are considered sympathetic to the existing dwelling and would not result in an adverse effect on the character of the dwelling as seen from the public realm.
- 4.3.4 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 Neighbours

- 4.3.5 The proposed rear extension would be a modest increase on the existing conservatory. The proposal would match the attached neighbour's existing single storey rear extension in scale, height and design and therefore would not give rise to any overbearing harm. On the other boundary the extension would be set back from the nearest dwelling by approximately 3m and therefore would not be considered harmful. The single storey windows and rooflights would not provide any vantage points for overlooking of neighbouring amenity.
- 4.3.6 The proposal also seeks to widen the existing raised steps to the rear garden from the extension. The existing boundary fence is stepped in height to accommodate the existing raised steps. In my view, no further screening is required.
- 4.3.7 The site features a moderate sized garden; the acceptable design and modest scale is appropriate for the local context and therefore would not cause any harm on the amenity of future occupiers.
- 4.3.8 This development is therefore considered in accordance with Section 12 of the NPPF.

Environmental Implications

- 4.3.9 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.

Highways and Parking:

- 4.3.10 The proposal would not affect the existing off street parking provided at the front of the dwelling nor would it result in the creation of any additional bedrooms, I am therefore satisfied the criteria in the Parking SPD has been met.

Biodiversity Net Gain:

- 4.3.11 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.

4.4 **Conclusion**

- 4.4.1 Overall, as stated above it is considered that the proposed development is compliant with the necessary provisions of the Local Plan policies and the guidelines set out in the NPPF.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

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: 30 July 2024	