

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00425/FPH	Alterations and extension to existing garage/outbuilding to include cladding, replacement roof and alterations to fenestration to facilitate conversion into habitable accommodation.	10 Byrd Walk Baldock Hertfordshire SG7 6LN
<u>Submitted Plan Nos</u>		
JW-2432-PL001 JW-2432-PL101 JW-2432-PL110 JW-2432-PL201 Rev A JW-2432-PL210 - Rev A JW-2432-PL216 - Rev A		

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2024 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

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

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

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

G3 – Creating well-designed places

G4 – Sustainable design

2.0 **Relevant Site History**

2.1 09/02023/1HH - Single storey rear extension following partial demolition of existing garage. Conditional Permission.

3.0 **Representations**

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

3.2 **Baldock, Bygrave and Clothall Neighbourhood** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a two-storey, semi-detached residential dwelling which benefits from an existing attached single storey outbuilding, side and rear extensions

and rear dormer together with an existing garden office sited in the rear garden. Located on the northwest side of Byrd Walk, parking exists to the front of the dwelling which has been laid to hardstanding and provides for two off-street parking spaces.

- 4.1.2 The application site is within the settlement boundary for Baldock where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 Alterations and extension to existing garage/outbuilding to include cladding, replacement roof and alterations to fenestration to facilitate conversion into habitable accommodation.

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 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 and Appearance

- 4.3.2 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.
- 4.3.3 Following removal of an existing timber outbuilding, the application would see the alteration and extension of an existing attached outbuilding and would provide for additional habitable accommodation. The extension would extend beyond the outbuilding by 6.1 metres having a width of 2.9 metres with low sloping roof form with its highest point being 2.8 metres. The extension would link up to an existing garden office which is sited to the northwest corner of the garden beyond that of the neighbouring garage/extension to the south. The extension would sit below the roof height of the existing outbuilding which would be replaced as part of the proposed alterations and would not be visible from the streetscene. I am mindful that the extension would reduce the size of an already relatively small rear garden, however, I am satisfied that sufficient outside space would remain for a dwelling of this size. Openings would comprise of a window and a set of bi-folding doors in anthracite opening to the rear garden. The external finish to the extension would be timber clad which would include the finish to the rear section of the existing outbuilding. The scale and design of the extension is considered acceptable and in accordance with Policy D1 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Properties

- 4.3.4 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.
- 4.3.5 Given the scale and height of the existing garage/extension to the neighbouring property to the south and the existing timber boundary fence with the attached neighbour to the north, I am satisfied that the scale and design of the proposed dwelling, is unlikely to result in an unacceptable impact on the reasonable living conditions and well-being of neighbours and as such is unlikely to have any significant impact on existing residential amenity and is therefore in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking

- 4.3.6 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.

Biodiversity Net Gain (BNG)

- 4.3.7 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

- 4.3.8 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.
- 4.3.9 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 acceptable and in accordance with Policies SP1, SP2, SP9, D1, D2 and D3 of the Local Plan 2011-2031 and Sections 2, 12 and 14 of the NPPF 2024.

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: 2 April 2025	