

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01326/FPH	Part two storey and part single storey rear extension, insertion of roof lights to existing roof, single storey front extension, garage conversion and alterations to rear fenestration following demolition of existing rear conservatory	3 Weavers Way Baldock Hertfordshire SG7 6SS

Submitted Plan Nos

6319--ORD-1A 6319--ORD-2A 6319-E01 6319-P01A

1.0 Policies

1.0 **Local and National Policy**

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

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)**

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

Policy HE4 – Archaeology

Policy T2 – Parking

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

G3 – Creating well-designed places

G4 – Sustainable design

2.0 **Relevant Site History**

2.1 Permission was granted but not implemented under 13/0307/1HH for a first floor front extension.

3.0 **Representations**

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

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

3.3 **HCC Archaeology** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is situated within a small residential housing estate on the southern side of Yeomanry Drive. The site comprises a two-storey semi-detached residential dwelling with attached garage and front and rear garden areas. The front garden is partly laid to hardstanding, providing off-street parking.

- 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 Part two storey and part single storey rear extension, insertion of roof lights to existing roof, single storey front extension, garage conversion and alterations to rear fenestration following demolition of existing rear conservatory.

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 the demolition of the existing rear conservatory, the proposed development would comprise a modest front extension to the attached garage, extending it forward to align with the existing front projection of the dwelling and incorporating a matching roof form. To the rear of this front extension, the roof would take on a flat-roof design, which would continue across the remainder of the proposed single-storey rear extension.
- 4.3.4 The two-storey extension would be flush with the southern flank elevation of the dwelling and alongside the boundary with the adjoining property No.4 Weavers Way where the dwelling has its footprint set back from that of the application site. The roof form would comprise of a hipped gable set below the ridge height of the existing dwelling.
- 4.3.5 New openings would be introduced within the front elevation of the converted garage, with three rooflights installed within the roof of the single-storey element. Additional openings would be formed within the rear elevation at both ground and first-floor levels. No openings are proposed within either side elevation.
- 4.3.6 The extensions would be constructed using materials that match, or closely complement, those of the existing dwelling, ensuring a cohesive appearance and an appropriate visual relationship with the host property.
- 4.3.7 Overall the proposed extensions are modest in scale, subservient to the host property, and would not be unduly visible in the street scene or from public views in this area.

- 4.3.8 The design, scale, form and proportions would respect the character and appearance of the existing dwelling and surrounding area. As such, the proposed development and would be in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.9 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.
- 4.3.10 I am satisfied that the proposed extension, by virtue of its position on the property and its relationship to existing built form, would not impact existing residential amenity to any significant degree and would be in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.11 Whilst the garage space would be lost, the existing dwelling benefits from adequate off-street parking provision, and the loss of the garage would not adversely affect this arrangement.

Archaeology

- 4.3.12 When considering the impact of proposed development on the significance of a designated heritage asset (such as archaeology), the NPPF (Section 16 – Conserving and enhancing the historic environment) notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be. In this regard, Policy HE4 of the Local Plan is consistent with the NPPF.
- 4.3.13 The proposed development is of a minor scale within an already built-up area and is unlikely to disrupt subterranean heritage.
- 4.3.14 I am satisfied that the development is in accordance with Policy HE4 of the Local Plan and Section 16 of the NPPF.

Biodiversity Net Gain (BNG)

- 4.3.15 The development is not subject to the statutory biodiversity gain condition, as it falls within one of the exemptions set out in paragraph 17 of Schedule 7A to the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Environmental Implications

- 4.3.16 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.
- 4.3.17 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.

4.3.18 Based on the details submitted, the proposed development, is unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance 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, 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.

3. The extensions hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 13 July 2026	