

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02437/FPH	First floor front and side extension, replace existing front garage door with a window to facilitate conversion of garage into habitable accommodation. Part single storey, part two storey rear extension following demolition of existing rear dormer and single storey rear elements. Alterations to existing fenestration and doors to include insertion of first floor side window.	13 Ashwell Road Bygrave Baldock Hertfordshire SG7 5DT

Submitted Plan Nos

Location Plan RK10 RK11 Rk12A

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 13 – Protecting Green Belt Land
Section 14 – Meeting the challenge of climate change, flooding and coastal change

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

Strategic Policies

Policy SP1 – Sustainable Development in North Herts
Policy SP5 – Countryside and Green Belt
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

1.4 **Supplementary Planning Guidance**

Design Guide 2011

2.0 **Relevant Site History**

78/00428/1 - Erection of single storey rear extension and installation of rear dormer window to facilitate conversion of roof space to living accommodation. Conditional Permission.

3.0 **Representations**

Neighbour Notification – None received.

Baldock, Bygrave and Clothall Neighbourhood – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site forms a linear plot which extends in an easterly direction from Ashwell Road and comprises of a modest sized two-storey dwelling with integral garage being sited towards the front most part to the site. It is noted that Ashwell Road falls away to the south resulting in the property to the south being at a higher ground level and the property to the north being at a lower ground level.
- 4.1.2 The site is located in the Green Belt though prior to the current local plan was outside of this designation.

4.2 **Proposal**

- 4.2.1 First floor front and side extension, replace existing front garage door with a window to facilitate conversion of garage into habitable accommodation. Part single storey, part two storey rear extension following demolition of existing rear dormer and single storey rear elements. Alterations to existing fenestration and doors to include insertion of first floor side window.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:
- Whether the proposed development would be inappropriate development in the Green Belt for the purposes of the National Planning Policy and Local Development Plan.
 - The impact the proposal would have on the openness of the Green Belt.
 - The impact the proposed development would have on the character and appearance of the property and the surrounding area.
 - The impact that the proposed development would have on the living conditions of nearby neighbouring properties.
 - The impact that the proposed development would have on car parking provision in the area and on public highways.

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, Policies D1 and D2 of the NHLP are consistent with the objectives set out within the NPPF.
- 4.3.3 Following demolition of the existing rear dormer and single storey elements, the proposal would see the erection of various extensions to the property. The single storey rear extension would extend beyond the existing dwelling by 3.3m and would have a flat roof. To the south side of the dwelling, a two-storey extension is proposed, this would not extend beyond the existing side elevation of the dwelling and therefore no closer to the neighbouring property no.12 Ashwell Road. In addition, a part first floor front and side extension is proposed to the north elevation towards no.14 Ashwell Road. The extensions would result in an increase in ridge height however this would remain below the front pitched roof height of the existing two storey element. To the front elevation, and as a result of the proposed extensions, a minor pitched roof would be formed and set to the rear of the proposed porch. Alongside this would be a further pitched gable, set below the ridge line and in proportion to other elements of the proposed works. To the rear a further pitched gable would be formed as a result in

part of the proposed rear first floor extension, this would also sit below the proposed ridge height. Between the existing rear gable and the proposed gable, a short section of flat roof would separate the two. Overall, the proposed alterations to the dwelling are considered of an acceptable design.

- 4.3.4 Openings to the dwelling would include the introduction of a window to the north elevation and a further window to the south elevation, both at first floor level. To the rear the proposed master bedroom would see a clear glass Juliet balcony installed. Various other changes are proposed to the overall fenestration which includes the replacement of the existing garage door with a window.
- 4.3.5 Materials would utilise matching external materials to those of the existing dwelling in terms of render and roofing materials with window and door frames being in a mid-grey aluminium. There are dark window and door frame materials present to other properties on Ashwell Road and these are therefore considered acceptable.
- 4.3.6 Solar panels are proposed to the south facing roof slope.
- 4.3.7 The extensions would be sympathetic to the existing dwelling. There would not be any significant impact to the streetscene due to the setback nature of the dwelling and the presence of similar extended dwellings along Ashwell Road.
- 4.3.8 The proposal is therefore deemed acceptable in design terms and in accordance with Policies D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Green Belt

- 4.3.9 Section 13 of the National Planning Policy Framework (NPPF) notes that great importance should be attached to the Green Belt and that the main aim of Green Belt policy is to keep land permanently open. Paragraph 152 states that inappropriate development should not be approved. Paragraph 154 goes on to states that *“a local planning authority should regard the construction of new building as inappropriate in Green Belt. Exceptions to this are: the extension or alteration of a building provided it does not result in disproportionate additions over and above the size of the original building”*
- 4.3.10 Policy SP5 of the Local Plan seeks to “recognise the intrinsic value of the countryside” which is supportive of suitable development where it “would not result in inappropriate development or where very special circumstances have been demonstrated”. This accords with the principles set out in Section 13 of the NPPF. Para 154 c) supports extensions and/or alterations to buildings “provided that it does not result in disproportionate additions over and above the size of the original building”. The footprint of the original dwelling is approximately 110sqm with the proposed footprint being approximately 189sqm, a 58% increase. In the circumstances, and given approved extensions to similar properties in Ashwell Road, I am satisfied that that the proposed extensions would not result in disproportionate additions over and above the size of the original building and therefore is not considered to be inappropriate development in the Green Belt, in accordance with Policy SP5 of the Local Plan and Section 13 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.11 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 NHLP which states that

planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.

- 4.3.12 No.14 Ashwell Road is a single storey residential dwelling set at a lower ground than the application site. An existing driveway exists to the boundary between the two properties which provides some separation distance. Given that the proposed extension to the rear is single storey beyond the rear elevation of no.14, and the 45 degree angle is shown to protect both neighbouring properties in terms of natural light arising as a result of the extensions, I am satisfied that providing the two first floor windows to the side elevations are obscure and fixed closed below a finished floor level of 1.7m, the works would not significantly impact on existing residential amenity and comply with Policy D3 of the NHLP.

Highways and Parking:

- 4.3.13 The proposed development would result in the addition of one bedroom to the property, increasing the total number to five. The site benefits from sufficient off-street car parking able to accommodate at least two cars with some on-street parking available. The proposal would be in compliance with local planning policy.

Biodiversity Net Gain (BNG)

- 4.3.14 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:

- 4.3.15 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 NHLP, which sets out that development proposal 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.
- 4.3.16 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1 of the NHLP.

4.4 Conclusion

- 4.4.1 The proposed development is considered acceptable in planning terms and in accordance with Policies SP1, SP5, SP9, D1, D2 and D3 of the North Hertfordshire Local Plan 2011-2031 and Sections 2, 12, 13 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.

4. The windows at first floor level on the north and south side elevations of the development hereby permitted shall be permanently glazed with obscure glass and fixed closed below a finished floor level of 1.7m.

Reason: To safeguard the privacy of the occupiers of the adjacent dwellings and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant at the pre-application stage and during the determination process which led to improvements to the scheme. 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 21 January 2025	