

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02787/FPH	Single storey rear extension and insertion of rooflight to proposed snug roofslope following demolition of existing rear bay window and door.	10 Limekiln Lane Baldock Hertfordshire SG7 6PG

Submitted Plan Nos

1551-01 1551-02A

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

Section 16 – Conserving and enhancing the historic environment

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

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP9 – Design and Sustainability

Policy SP13 – Historic environment

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

Policy HE4 - Archaeology

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

G3 – Creating well-designed places

G4 – Sustainable design

2.0 **Relevant Site History**

- 2.1 09/00462/1 - Residential development of former convent site with 29 residential units comprising 3 x 1 bedroom flats, 3 x 2 bedroom flats, 2 x 2 bedroom houses, 3 x 3 bedroom houses and 18 x 4 bedroom house (housing mix: 69% market housing; 21% affordable for rent and 10% intermediate affordable housing for rent). Associated landscaping, main vehicular access onto Limekiln Lane; 3 units with direct vehicular access onto Limekiln Lane and 3 units with direct vehicular access onto Providence Way, 23 garage spaces and 40 car parking spaces, bin & cycle store and associated infrastructure following demolition of existing convent buildings (as amended by plans received on 11 June 2009). Conditional Permission.

Condition 8 of the above removes PD rights as set out in Class E of Part 1 of Schedule 2 attached to The Town and Country (General Permitted Development) (England) Order 2015 (as amended).

3.0 **Representations**

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

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

- 3.3 **HCC Archaeology** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is located on the west side of Limekiln Lane and comprises of a three-storey, detached residential dwelling with attached garage to the north side.
- 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 Single storey rear extension and insertion of rooflight to proposed snug roofslope following demolition of existing rear bay window and door.

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 North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 Following demolition of an existing rear bay window, door and window the proposed development would see the erection of a single storey extension. The extension would extend beyond the existing rear elevation of the dwelling by 2.7m and have a length of 4.8m. The extension would form an open plan dining space leading to a snug, formerly a closed garden room. The roof form of the rear extension would be mono-pitch and would link to the existing garage roof. Openings would comprise of a doorway to the south east elevation, a set of bi-folding doors to the south west elevation and three rooflights, two to the snug and one to the extension. Materials would match those of the existing dwelling.
- 4.3.4 The position of the extension would mean that the development is screened from the streetscene as a result of the existing dwelling and garage block and is acceptable.

Archaeology

- 4.3.5 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 NHLP is consistent with the NPPF.

- 4.3.6 Hertfordshire County Council (Archaeology) do not raise any objections and given the minor scale of the development within an already built up area it is unlikely to disrupt subterranean heritage and is acceptable.

Impact on Neighbouring Properties:

- 4.3.7 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.
- 4.3.8 The proposed development is of a minor scale that is unlikely to impact on existing residential amenity to any significant degree and is acceptable.

Highways and Parking:

- 4.3.9 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)

- 4.3.10 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:

- 4.3.11 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 North Herts Local Plan, 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.
- 4.3.12 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.

4.4 Conclusion

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, SP13, D1, D2, D3 and HE4 of the NHLP 2011-2031 and Sections 2, 12, 14 and 16 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 extension 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 21 January 2025	