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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Henry Thomas.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                | APPLICATION SITE                                        |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| 24/02480/FPH             | Hip to gable roof extension to include insertion of rooflights to front roofslope and insertion of box dormer to rear roofslope to facilitate conversion of loftspace into habitable accommodation. Erection of single storey side and rear extension. Alterations to fenestration and external materials, insertion of coursing to side gable wall at eaves level, formation of rear access steps and provision of two parking spaces at front, following demolition of existing detached garage. | 68 Chiltern Road<br>Baldock<br>Hertfordshire<br>SG7 6LS |

**Submitted Plan Nos**

Location Plan 001 002 PL.001B PL.002B 1 of 2 PL.003B 2 of 2

## 1.0 Policies

|        |                                         |
|--------|-----------------------------------------|
| D1     | Sustainable design                      |
| D2     | House exts, replcmnt dwellings outbuild |
| D3     | Protecting living conditions            |
| SP1    | Sustainable development in North Herts  |
| SECN12 | Achieving well-designed places          |
| SECN14 | Meeting climate change,coastal,flooding |
| T2     | Parking                                 |

## 2.0 Site History

- 2.1 24/00610/FPH - Hip to gable roof extension to include insertion of rooflights to front roofslope and insertion of box dormer to rear roofslope to facilitate conversion of loftspace into habitable accommodation. Erection of single storey side and rear extension and front entrance porch. Alterations to fenestration, insertion of coursing to side gable wall at eaves level and formation of rear access steps following demolition of existing detached garage. **Refused**  
**14.05.2024.**
- 2.2 24/01489/FPH - Hip to gable roof extension to include insertion of rooflights to front roofslope and insertion of box dormer to rear roofslope to facilitate conversion of loftspace into habitable accommodation. Erection of single storey side and rear extension and front entrance porch. Alterations to fenestration and external materials, insertion of coursing to side gable wall at eaves level, formation of rear access steps and

provision of two parking spaces at front, following demolition of existing detached garage.

**Refused 10.10.2024**

### 3.0 **Representations**

3.1 **Neighbour Consultation and Site Notice** – One received in support.

3.2 **Baldock, Bygrave and Clothall Neighbourhood Planning Group** – None received

3.3 **Environmental Health (Noise and Other Nuisances)** – No objection.

### 4.0 **Planning Considerations**

#### 4.1 **Site and Surroundings**

4.1.1 68 Chiltern Road is one of a pair of semi-detached two storey dwellings located on the west side of Chiltern Road within a residential part of Baldock. The street scene has a relatively uniform and consistent building line of semi-detached dwellings. These dwellings tend to have a shallow front garden with many properties being served by parking down the detached side of the dwelling with some having rear garages which is the case for 68 Chiltern Road. Towards the northern end of the street, a number of the dwelling have single storey front porches and front extensions with a pitched lean-to and hipped roofs.

#### 4.2 **Proposal**

4.2.1 Planning permission is sought for:

- Hip to gable roof extension.
- 3 No. front roof lights
- 4 No front roof solar panels
- Rear box dormer window.
- Single storey side and rear extension.
- Alteration to fenestration (replacement of side windows with side extension, alteration to front first floor window).
- Coursing to side gable wall at eaves level
- Rear access steps.
- Demolition of existing detached garage.

4.2.2 This application is a resubmission of 24/01489/FPH with the omission of the front porch and a reduction in depth of the side extension with the change of material to render to the side and front elevation of the extension.

#### 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 dwelling and the surrounding 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 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan states "*planning permission for house extensions will be granted where... the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials and the orientation of the main dwelling*" and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.2.3 The proposal seeks to insert a single storey flat roof wrap around rear / side extension. The side element would be set back from the front elevation. The proposal would extend approximately 4.1m in depth from the rear wall, 1.852m in width from the side wall with a flat roof at the height of 3.13m at the front and 3.42m tall at the rear due to the sloping ground levels away from the dwelling.
- 4.3.4 The rear element would have limited visibility from the public realm. However the side element would have visibility from the street scene. The application property is a semi-detached dwelling house within part of the street that is characterised by rendered semi-detached dwellings of a traditional design. Where dwellings have been extended, they have sloping roofs and reflect the traditional design of the host dwellings. Notwithstanding that some dwellings have been altered and extended there remains a general uniformity of design, which contributes to the character of this part of the street. Whilst a flat roof would depart from this character, the side extension would be set back from the highway and therefore would not have an adverse impact on the character of the dwelling as seen from the highway.
- 4.3.5 The side extension would have white render to the front and the side elevation facing towards 70 Chiltern Road. Whereas, the rear element would have deep char, black timber cladding to the rear and side elevation facing towards 66 Chiltern Road with black aluminium capping to parapet and black plinth brickwork. In my view, whilst these materials would not be a sympathetic addition to the dwelling, they would be sited to the rear and therefore would not have a detrimental impact on the character of the dwelling as seen from the street scene. The white render and dove grey windows would be considered sympathetic to the dwelling and the street scene.
- 4.3.6 The proposed box dormer would be set in from the eaves and would feature black cementitious board cladding and vertical black composite cladding with black aluminium framed windows. I note that the proposal would add approximately 55m<sup>3</sup> of roof space, a smaller sized dormer window and hip to gable extension may be lawful under permitted development, but no fall-back position has been demonstrated. In my view, I do not find the proposed scale to be harmful to the locality. I find the materially similarly acceptable due to the reasons given for the single storey rear extension.

#### 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 Local Plan.

4.3.8 The submitted sunlight shadow analysis states that:

*“This analysis shows the impact on 1 of the number 66’s 3 patio/ seating areas within their garden. The shadow is not cast into the window of any living areas of the neighbouring property. There is a slight impact on the door window within the utility room (not a living space) of the neighbouring extension however most of the impact is from the existing wall. At worst the proposed extension casts a shadow of 1-1.5m<sup>2</sup> for brief periods of time onto the neighbouring property’s 180m<sup>2</sup> garden.”*

In my view, the impact to the neighbouring dwelling would be minimal. On this basis I consider the extension would not appear overbearing from the neighbouring property to the extent that living conditions of occupiers of that dwelling would be harmed.

4.3.9 On the other boundary the side extension would be set off the boundary with 70 Chiltern Road by approximately 0.6m. This neighbouring dwelling also sits at a slightly higher ground level and therefore is less impacted by the height of the single storey element.

4.3.10 No new side windows have been proposed. The proposed rear windows would not provide any new vantage points for overlooking neighbouring amenity than the existing fenestration. The proposed rear access steps would be obscured by the existing wall / fence and would also not provide a vantage point for overlooking.

4.3.11 The Environmental Health officer has no objections to the proposed side air source heat pump, as such it is considered that the scale, siting and noise output would not result in any adverse harm to the neighbouring dwelling.

4.3.12 The site features a large garden; the acceptable design and scale is appropriate for the local context and therefore would not cause any harm on the amenity of future occupiers.

4.3.13 Given the above, it is considered that the proposed development would comply with Policy D3 of the Local Plan.

#### Highways and Parking:

4.3.14 The proposal would result in the loss of the rear garage and the loss of parking spaces to the side of the dwelling. The applicant has demonstrated that two cars can be parked to the side and front of the dwelling. Whilst this is compliant with Policy T2 of the Local Plan, the proposal would result in substantial hardstanding to the front garden. However, given that a number of other properties on the street have little to no green spaces within their front garden, there is arguably an existing precedent.

4.3.15 The proposal has also allocated a portion of the side extension as a designated cycle store. This further complies with Policy T2 of the Local Plan.

#### Environmental Implications/Benefits:

- 4.3.16 Policy G4 of the Neighbourhood Plan supports sustainable design, as does Local Plan Policy D1. The rationale behind the application seeks to retrofit the existing building and increase the energy efficiency from an EPC rating of E to A. Within the Supplementary Design Statement, the applicant states:

*“The property will house the following green tech:*

- Triple glazing – 0.82 u-value or better. Minimum standard set by Building Regulations is 1.8w/mk*
- External wall insulation*
- Mechanical Ventilation and Heat Recovery (MVHR)*
- Exceeding the requirements of the building regulations U-Values throughout*
- Airtightness measures throughout*
- Electric Car Charger*
- Water heat recovery from bath/shower waste*
- Solar panels and Battery”*

As such, the proposal would be sited within a sustainable location and would have some minor benefits for the local environment in terms of carbon emissions and therefore would be generally in compliance with the aims of Neighbourhood Plan Policy G4 and elements of Local Plan Policy D1 and Section 14 of the NPPF. This weighs moderately in favour of the proposal in the planning balance.

#### 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 NHLP 2011-2031 and Sections 2, 12 and 14 of the NPPF 2023 and the Baldock, Bygrave and Clothall Neighbourhood Plan.

#### 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.

|                                                                                                                                           |                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>Signed</div> <div></div> <div>Anne McDonald</div> | <div>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</div> |
| <div>Determining Officer</div> <div>Date: 18 December 2024</div>                                                                          |                                                                                                                                                     |