

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00788/FPH	Single storey extension at rear of existing attached garage and replace garage door with window to facilitate conversion of garage door into habitable accommodation.	14 Iredale View Baldock Hertfordshire SG7 6TR

Submitted Plan Nos

25-0585-D01 25-0585-D02 25-0585-D03 Rev 1 25-0585-D04 25-0585-D05

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions

2.0 **Planning History**

2.1 **N/A.**

3.0 **Representations**

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached property located on the west side of Iredale Road, Baldock.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey extension at rear of existing attached garage and replace garage door with window to facilitate conversion of garage door into habitable accommodation.

4.3 **Key Issues**

4.3.1 The key considerations are design and the impact on the amenities of neighbouring properties.

Design

4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions will be granted if the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.

4.3.3 The proposal incorporates a single-storey rear extension that would extend 4.0m deep from the existing attached garage, be 3.08m wide and incorporate a lean to roof, measuring 2.4m to eaves. The extension would be finished in brickwork, plain tiles and uPVC windows to match the host dwelling, with 2NO rooflights. The proposal would also see the removal of the existing garage door and replacing this with a window/bricking up the remaining front elevation, to facilitate the conversion of the garage into habitable accommodation. The brickwork and window would match the host dwelling.

4.3.4 It is considered that the design of the proposal is acceptable in planning terms. The rear extension is modest in depth and height relative to the host dwelling and will utilise

matching materials which is sympathetic. The proposed removal of the garage door and replacement with a window/brickwork is considered acceptable, as this would benefit from a permitted development fall back.

- 4.3.5 The proposal is therefore deemed acceptable in design terms and in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.6 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.7 The property is set between two attached neighbours, No.12 and No.16 Iredale View. The proposal will not have any impact on No.12, given its location on the south side of the property. In terms of No.16, the proposed extension will be sited up to the shared boundary where there is an existing boundary fence. The extension will be 4.0m deep and approx. 2.4m tall on this boundary and slope upwards towards the host dwelling. This height and depth is relatively modest, such that it is unlikely that the extension will be adversely overbearing or cause loss of daylight/sunlight. The garage conversion element will have no impacts on any neighbours. As such, it is considered that the proposal will not result in adverse harm to the reasonable living conditions and well-being of neighbours, with respect to overdominance, loss of daylight/sunlight, and loss of privacy.
- 4.3.8 Therefore, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Biodiversity Net Gain

- 4.3.9 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due to it falling under the scope of the 'de minimis' exemption as this is a householder application.

4.4 Conclusion

- 4.4.1 The proposal is considered acceptable in planning terms and in accordance with Policies D1, D2 and D3 of the Local Plan, as well as Section 12 of the NPPF.

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 and alterations hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 6 May 2025	

