

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01840/FPH	Single storey rear extension.	Mole End The Close Hinxworth Baldock Hertfordshire SG7 5HS

Submitted Plan Nos

2207_YPUK_P001_P1 2207_YPUK_P002_P1 2207_YPUK_P003_P1 2207_YPUK_P004(A)_P1
2207_YPUK_P004(B)_P1 2207_YPUK_P005_P1 2207_YPUK_P006(A)_P1 2207_YPUK_P006(B)_P1

1.0 **Policies**

CGB4	Exist buildings in the RA Beyond GB
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places

2.0 **Site History**

2.1 22/02200/FPH - Retention of two timber framed outbuildings. – Unconditional Permission

2.2 Other extensions to the dwelling.

3.0 **Representations**

3.1 Neighbour Representations – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Mole End comprises a detached two storey dwelling off The Close, Hinxworth. The site is within the Rural Area Beyond the Green Belt.

4.2 **Proposal**

4.2.1 Planning Permission is sought for the erection of a single storey rear extension.

4.3 **Key Issues**

4.3.1 **Principle:** The site is brushed over by the Rural Area Beyond the Green Belt. Policy CGB4 is therefore triggered. Given the siting of the extension to the rear of the dwelling, together with its modest scale, is not considered to have a materially greater impact on the openness, purposes and policy aims of the Rural Area Beyond the Green Belt than the original building. Complies with CGB4 and principle is supported.

4.3.2 **Design:** The proposed materials would be similar to the existing, and the use of a flat roof at ground floor level is not considered to be harmful. Minimal to no impact upon the character and appearance of the dwelling as seen from the street scene. Complies generally with Policy D1 of the Local Plan.

4.3.3 **Impact on the street scene:** The works are to the rear of the dwelling and would therefore be obscured from view from the public realm. Some views would be gained from neighbouring gardens, though I consider that this would be modest. It is therefore considered that there would be no impact to street scene.

4.3.4 **Impact on neighbours:** None. Would not project significantly beyond the existing rear elevation of the host dwelling and the neighbouring dwellings. Therefore, impacts to light and dominance would not be unacceptable. Outlook would be similar to existing, and therefore privacy concerns are not considered to arise. Complies with Policy D3 of the Local Plan.

4.3.5 **Parking:** No alteration to existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.

4.3.6 **BNG:** Exempt from BNG requirements.

4.3.7 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

4.4.1 Acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable

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.

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