

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01717/FPH	Single storey rear extension, insertion of rooflight to existing rear extension and relocate existing rooflights, alterations to fenestration and first floor rear extension.	77 Back Street Ashwell Baldock Hertfordshire SG7 5PG

Submitted Plan Nos

Location Plan 002 003 004 005 006 007

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 SP2 – Settlement Hierarchy and Spatial Distribution
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 HE1 – Designated heritage assets
Policy HE4 – Archaeology

1.3 **Ashwell Neighbourhood Plan 2021**

ASH3 – Character of development
ASH4 – Design of development

2.0 **Relevant Site History**

2.1 08/01792/1HH - Single storey rear extension incorporating rebuilt outhouse.
Conditional Permission.

2.2 02/00363/1HH - Single storey rear extension incorporating rebuilt outhouse.
Conditional Permission.

3.0 **Representations**

3.1 **Press, Site and Neighbour Consultation** – None received.

3.2 **Ashwell Parish Council** – None received.

3.3 **HCC Archaeology** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site lies to the rear of nos.67 and 69 Back Street and comprises of an end of terrace dwelling benefitting from a rear courtyard to the east and raised garden to the south which shares a party boundary with the allotment gardens and is within the Ashwell Conservation Area.
- 4.1.2 Ashwell is a Category A village for the purposes of the Local Plan where development is generally accepted within the settlement boundary.

4.2 **Proposal**

- 4.2.1 Single storey rear extension, insertion of rooflight to existing rear extension and relocate existing rooflights, alterations to fenestration and first floor rear 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 Conservation 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

- 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 Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 The ground floor rear extension would provide for the enlargement of an existing kitchen/dining space. The minor scale of the proposed extension would see the retention of much of the existing rear courtyard. No additional openings would be formed. The design would match that of the existing projection. The rear most part of the dwelling, again at ground floor level, would see the installation of a velux rooflight.
- 4.3.4 At first floor level, a half-width rear extension would be formed, projecting approximately 1.9 metres from the rear elevation. The extension would be set in from the south flank elevation and set down below the ridgeline of the existing dwelling. The roof form would be pitched. Openings would include a window to the rear elevation. To facilitate the extension, two existing rooflights in the existing ground floor element would be re-positioned. Materials for the proposed extensions would match those of the existing dwelling.
- 4.3.5 I am satisfied that the design of development is acceptable and in accordance with Policy D1 of the Local Plan and Section 12 of the NPPF.

Impact on Heritage Assets

- 4.3.6 Within a Conservation Area, the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of the Listed Building and Conservation Areas Act (1990). Furthermore, Section 16 of the NPPF sets out guidance relating to sustaining and enhancing heritage assets. In this regard, Policy HE1 of the Local Plan is consistent with the NPPF.
- 4.3.7 When considering the impact of proposed development on the significance of a designated heritage asset (such as a Conservation Area), the NPPF notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be.
- 4.3.8 The proposed development would not have any significant impact on the character and appearance of the conservation area. The proposed design and materials are considered sympathetic to the locality and to the conservation area and there would not be any harm to the heritage significance of the conservation area.
- 4.3.9 I am satisfied that the development is acceptable and in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

Archaeology

- 4.3.10 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 Local Plan is consistent with the NPPF.
- 4.3.11 The proposed development is of a minor scale within an already built-up area and is unlikely to disrupt subterranean heritage.
- 4.3.12 I am satisfied that the development is in accordance with Policy HE4 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.13 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..
- 4.3.14 No objections have been received and given the minor scale of the development I am satisfied that there would be no significant impact on existing residential amenity.
- 4.3.15 I am satisfied that the proposal is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.16 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)

- 4.3.17 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:

- 4.3.18 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 Local Plan, which sets out that development proposals 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.
- 4.3.19 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, SP13, D1, D2, D3, HE1 and HE4 of the Local Plan 2011-2031 and Sections 2, 12, 14 and 16 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 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.

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: 20 August 2025	