

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02792/FPH	Single storey side and rear extension, first floor rear extension and loft conversion with rear dormer window. Roof light windows to ground floor and front of main roof.	30 Chilvers Bank Baldock Hertfordshire SG7 6HS

Submitted Plan Nos

CB101-1 (Pre-existing) CB101-OS CB101-1A CB102-1 CB102-10A

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SP1	Sustainable development in North Herts

2.0 **Relevant Site History**

2.1 94/00015/1HH - Single storey rear extension and garage.

2.2 25/00629/NCS - Single storey rear extension with the following dimension: Length as measured from rear wall of original dwelling - 4 metres

3.0 **Representations**

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises a semi-detached residential dwelling on the north side of Chilvers Bank in a residential part of Baldock. The site has an existing single storey side/rear extension on the boundary with 32 Chilvers Bank. This extension has a depth of 8.54m with 4.84m projecting beyond the rear wall.

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 side and rear extension, first floor rear extension and loft conversion with rear dormer window. Roof light windows to ground floor and front of main roof. Although the applicant has commenced work on the dormer windows and front rooflights stating that the works fall under permitted development. However, as they are shown on the plans, this application will regularise the development, therefore I find it appropriate to include them in the description of development and to assess them within the report accordingly.

4.2.2 The proposed single storey extension would project 4m from the rear wall, extend the full width of the application site with a gabled roof peaking at 3.9m with eaves at 2.55m.

4.2.3 The proposed single storey side extension would be 3.6m deep, 1.18m wide with a lean-to roof with eaves at 2.38m and a peak at 2.96m.

4.2.4 The proposed first floor extension would have a lean-to roof and would project 1m in depth from the rear wall with eaves to match the existing dwelling at 4.95m.

4.2.5 The proposed dormer window is approximately 6.58m wide, 3.2m deep and 2.6m tall with a flat roof.

4.3.6 The proposed materials are Roof tiles to match existing, brickwork to match existing and grey uPVC windows and doors. The existing windows are framed in white uPVC.

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 and beautiful 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 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 The proposed extensions have been designed with a roof form, eaves and ridge height that is sympathetic to the existing dwelling. The applicant has provided a permitted development fallback position under ref: 25/00629/NCS. As such, I consider the scale of the extensions to be appropriate in ensuring an subservient relationship with the existing dwelling. The change of colour from white uPVC windows to brown uPVC would be sited to the rear of the dwelling and therefore would not affect the character of the dwelling as seen from the street. The rear dormer and front rooflights would be set in from the eaves and ridge and as such would dominate their respective roof slopes. As such, I do not consider that they would have an adverse impact on the character of the dwelling as seen from the street scene. I therefore consider that the scale and design of the proposed development to be compliant with policy D1 and D2 and Section 12 of the NPPF.

Impact on Neighbouring Properties:

4.3.4 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.

4.3.5 The proposed extensions would be unlikely to impact the detached neighbour at No.32. The proposed extensions would integrate the existing single storey side / rear extension which projects beyond the rear wall of No.32. The proposal therefore would retain the eaves height of the existing side extension and therefore would not contribute to any further loss of amenity. This neighbour also benefits from an outbuilding on the boundary with No.30 which

would provide some screening. The proposed side extension would be set back from the dwelling by approximately 2.85m with a modest eaves height and lean-to roof to reduce bulk.

4.3.6 On the other boundary, whilst the attached neighbour at No.28 would have some noticeable impact, I consider the loss of amenity to this neighbour to be minimal and within reasonable levels. Although the single storey element would have a significant depth, the proposed eaves height and roof form would reduce the bulk and reduce any loss of light. In any case, the applicant has demonstrated that the extension could be built under permitted development under ref: 25/00629/NCS. The proposed first floor extension would be 1m in depth and therefore unlikely to be considered overbearing.

4.3.7 No side windows have been proposed. The proposed dormer window would be oriented towards the rear garden and therefore would not provide a vantage point for overlooking of neighbouring amenity. Whilst they would provide some overlooking of the neighbouring gardens, this would be limited to view of the end of the garden. As such, the loss of privacy within these areas is considered acceptable. There are no dwellings to rear of the property which backs on to open green space. As such, it is considered that the proposed dormer would not result in harm to neighbouring amenity.

Highways and Parking:

4.3.8 The proposed development would result in the creation of an additional bedroom. However, the existing driveway would be retained, and the site has a sufficient parking space for 2 cars. Therefore, there would be no car parking issues arising from the proposed development.

Biodiversity Net Gain (BNG)

4.3.9 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:

4.3.10 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.

4.3.11 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, D1, D2 and D3 of the NHLP 2011-2031 and Sections 2, 12 and 14 of the NPPF 2023.

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.

Signed  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 11 April 2025	