

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02552/FPH	Single storey detached outbuilding in rear garden following removal of existing shed.	22 Maltings Close Baldock Hertfordshire SG7 6RU

Submitted Plan Nos

Proposed Floor plan Proposed Site Plan Proposed Front Elevation Location plan Proposed Side Elevation

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
T2	Parking
SP9	Design and Sustainability
SP1	Sustainable development in North Herts
NP2	Baldock, Bygrave and Clothall NP

2.0 **Site History**

2.1 93/00537/1HH - Part two and single storey side and rear extensions.

3.0 **Representations**

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

3.2 **Neighbour Representations** – None received.

3.3 **HCC Archaeology** – No comment.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is an end terrace two storey dwelling on the north side of Maltings Close within a residential part of Baldock.

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for the erection of a single storey detached outbuilding in rear garden following removal of existing shed.
- 4.2.2 The proposed roof would be approximately 2.5m wide, 4.5m deep with a flat roof at 3m height.
- 4.2.3 The proposed materials are:

Roof – Fully insulated with 75mm celotex insulation, Black in colour

Windows – UPVC (white) and glass

Walls – Wood (12mm plasterboard used internally)

Doors – UPVC (white) and glass

4.3 **Key Issues**

- 4.3.1 **Principle:** Within settlement boundary, modest outbuilding within the curtilage of an existing dwelling. Complies with Policy SP2 of the Local Plan
- 4.3.2 **Design and Impact on Street Scene:** The outbuilding would be located in the rear garden and is set back from the highway. Whilst the garage and first floor extension would provide some screening, some views would be visible from the public footpath to the side of the dwelling leading to the commons behind. The outbuilding would have a modest projection above the fence line. In my opinion, there is a sufficient gap between the footpath and the fenceline combined with the off-setting of the outbuilding from the boundary, as well as a minor change decrease in ground level between the footpath and the application site. Due to these factors, the outbuilding would not result in unacceptable harm in terms of dominance on the public realm or impact on the character of the dwelling or the locality. Complies generally with Policy D1 of the Local Plan.
- 4.3.3 **Heritage considerations:** None.
- 4.3.4 **Impact on neighbours:** The proposed outbuilding is sited away from the shared boundary with the attached neighbour. The distance would be sufficient to prevent any overbearing or dominance. The outbuilding would be single storey with no significant change in ground level, therefore no loss of privacy would occur. Complies with Policy D3 of the Local Plan and Policies G3 and G4 of the Baldock Neighbourhood Plan.
- 4.3.5 **Parking:** No alteration to existing parking court. 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 29 January 2026	