

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01572/FPH	Part two storey, part first floor side extension including partial conversion of existing garage into habitable accommodation following removal of covered walkway.	25 Downlands Baldock Hertfordshire SG7 6SY

Submitted Plan Nos

C/5055/24/EX-01 C/5055/24/PL-01 C/5055/24/PL-02

1.0 Policies

1.0 Local and National Policy

1.1 National Planning Policy Framework 2023 (NPPF)

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed and beautiful places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 North Hertfordshire Local Plan 2011-2031 (NHLP)

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

1.3 Baldock, Bygrave and Clothall Neighbourhood Plan 2021

G3 – Creating well-designed places
G4 – Sustainable design

1.4 **Supplementary Planning Document**

North Hertfordshire Design Guide 2011

2.0 **Relevant Site History**

2.1 None.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Baldock, Bygrave and Clothall Parish Council** – None received.

3.3 **HCC Archaeology** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on the eastern side of Downlands with its rear boundary to Yeomanry Drive. The property is a semi-detached dwelling with attached garage block which lies south of the attached neighbour no.23/24. The garage block comprises of two garages, the northern garage being within the boundary of the property to which the application relates.

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 Part two storey, part first floor side extension including partial conversion of existing garage into habitable accommodation following removal of covered walkway.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

1.0 The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.

2.0 The impact that the proposed development would have on the living conditions of neighbouring properties.

3.0 The impact that the proposed development would have on car parking provision in the area.

4.0 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 existing covered walkway and garage would form a part single, part two-storey extension to the property and would provide for additional habitable accommodation taking the property from a two to a three bedroomed dwelling. There would be no increase beyond the exiting footprint of the dwelling, with the rear lean-to demolished. At first floor level the extension is set down from the ridgeline of the existing dwelling and set up from the eaves of the existing garage to both front and rear elevations. Openings at ground floor level would include a window to the front elevation and a window, door and a set of double doors to the rear elevation. At first floor level the extension would see a window formed to both front and rear elevations. Materials for the extension would be weatherboarding which would match that of the existing dwelling which is constructed of part brick and part weatherboarding with roof tiles to match. Given that the extension would be set back from the highway and somewhat screened by the existing dwelling, the impact to the streetscene would be minimal and acceptable. In design terms the proposed extension is of a minor scale and in proportion to the existing dwelling and acceptable.

Archaeology

- 4.3.4 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 NHLP is consistent with the NPPF.
- 4.3.5 No response has been received to the consultation with Hertfordshire Archaeology, however, the proposed development is of a minor scale within an already built-up area and is unlikely to disrupt subterranean heritage.

Impact on Neighbouring Properties:

- 4.3.6 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.
- 4.3.7 The extension is considered to be positioned sufficiently away from neighbouring properties not to impact on existing residential amenity and is acceptable.

Highways and Parking:

- 4.3.8 The proposed development would result in the addition of one bedroom to the property, increasing the total number to three. As a result of the proposed development the property would lose a parking space leaving just one off-street parking space. On-street parking is limited given the design of the estate however there is access to public transport in the form of buses to and from local town centres. In this regard the proposed development would be in compliance with local planning policy.

Environmental Implications:

- 4.3.9 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.

- 4.3.10 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.

Biodiversity Net Gain (BNG)

- 4.3.11 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.
- 4.3.12 The proposed development is exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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.

3. The extension 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:

4. 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: 13 September 2024	