

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03100/FPH	Single storey side and rear extensions following demolition of existing detached garage and existing rear conservatory. Installation of solar panels to existing side roofslope and side extension roofslope.	33 The Sycamores Baldock Hertfordshire SG7 5BJ
<u>Submitted Plan Nos</u>		
JW-2538-PL001 JW-2538-PL101 JW-2538-PL102 JW-2538-PL150 JW-2538-PL201 JW-2538-PL202		

1.0 **Policies**

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

3.2 **Baldock and Clothall Neighbourhood Group** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached two-storey dwelling in The Sycamores, Baldock.

4.2 **Proposal**

4.2.1 Planning Permission is sought for a single storey side and rear extensions following demolition of existing detached garage and existing rear conservatory. Installation of solar panels to existing side roof slope and side extension roof slope.

4.3 **Key Issues**

4.3.1 **Design:** The proposal is for a single storey side and rear extensions following demolition of existing detached garage and existing rear conservatory. The rear extension would measure approx. 3.0m deep and 9.3m wide, with a flat roof and parapet wall measuring approx. 3.25m in height. The extension will incorporate 2NO roof lights. The side element could comprise a modest lean-to addition, measuring approx. 2.5m wide and 2.6m deep. The extensions would be finished in light white textured render on a brick plinth, grey plain tiles, white uPVC windows and doors. The proposal also seeks to incorporate roof panels on the south facing roof slope of the host dwelling and proposed side extension. The proposals will be appropriate to the form and scale of the host

dwelling, which is acceptable, with matching materials such that the proposal is sympathetic to the host property. The proposed scale and appearance would be acceptable. The solar panels would be acceptable given their position and nature. The proposal will not harm the character of the street scene. The proposal would comply with Policy D1 and D2 of the Local Plan.

- 4.3.2 **Impact on neighbours:** The site benefits from two immediate neighbours, No's 32 and 34. Regarding the potential impact on No.32, whilst it is acknowledged that the rear extension would be taller and more solid compared to the existing conservatory, the height of the extension is 3.25m which is only marginally taller than the 3.0m you are allowed under permitted development rights when within 2.0m of a shared boundary. It would be finished in a white coloured render, which also helps with light reflection, and No.32s immediate habitable room would benefit two windows/doors on the side and rear elevations where light can enter the room. As such, it would be difficult to justify that the proposed extension would result in material adverse loss of daylight/sunlight, especially as the existing situation is the way it is with limited light given the orientations. Overall, the proposal will not cause unacceptable harm to living conditions and amenity. The proposal complies with Policy D3 of the Local Plan.

- 4.3.3 **BNG:** Exempt from BNG requirements.

4.4 **Conclusion**

- 4.4.1 The development would be in accordance with the relevant local and national planning policies.

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.

3. The development hereby permitted shall only be finished in the external materials as stated on drawing number JW-2538-PL202 and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development is in-keeping with the host property and 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 22 January 2026	