

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02655/FPH	Pitched roof over existing porch; alterations to fenestration; replacement fencing including alterations to ground level and erection of front/side boundary wall (as amended by plans received on 21st and 23rd January 2025).	2 The Sycamores Baldock Hertfordshire SG7 5BJ

Submitted Plan Nos

2030_YPUK_P002 P3 2030_YPUK_P001 2030_YPUK_P003 2030_YPUK_P004(A 2030_YPUK_P004(B
2030_YPUK_P004(C 2030_YPUK_P004(D 2030_YPUK_P004(E 2030_YPUK_P006(A)
2030_YPUK_P006(C) 2030_YPUK_P006(B) 2030_YPUK_P006(D) 2030_YPUK_P005 2030_YPUK_P006(E)

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

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

2.0 **Relevant Site History**

2.1 24/02389/LDCP - Alterations to existing garage to facilitate partial conversion into habitable space. Granted.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a two-storey, detached residential dwelling with single garage set back to the rear of the dwelling and attached to the garage of the neighbouring property no.1 The Sycamores. In addition to the garage, parking exists to on the driveway for two vehicles. Part of the frontage of the property is open and laid with paving with the remaining section laid to lawn with planting to the front boundary. A rear garden exists beyond a single storey extension.

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 Pitched roof over existing porch; alterations to fenestration; replacement fencing including alterations to ground level and erection of front/side boundary wall (as amended by plans received on 21st and 23rd January 2025).

4.2.2 The amended plans remove the proposed cedar cladding to the dwelling and garage and retaining the existing hanging tiles. In addition, the fencing to the front boundary of the proposed parking bay has been removed.

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 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 North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.

4.3.3 The development would include replacement of an existing flat roof to the front porch with that of a mono-pitch design to include a velux roof light within the roof slope. A new entrance door and full-length window would be formed in place of the existing entrance doorway, both finished in an anthracite grey colour. The external finish to the porch would be render with roof tiles to match those of the host dwelling.

4.3.4 To the front elevation of the dwelling, an existing window would be re-positioned to allow for the mono-pitch roof design to the porch. All windows frames existing and proposed would be replaced, changing the colour from white to anthracite grey. Whilst immediate neighbouring properties have white window frames, there are two dwellings opposite the application site nos.39 and 40 The Sycamores that benefit from dark brown window frames and therefore I do not have an issue with the proposed change of colour to the window frames at the application site.

4.3.5 An additional parking space would be created using a permeable material following removal of a small area of lawn and planted boundary to the front of the dwelling. Hard standing already exists to part of the existing front boundary and the extension of this would be acceptable. In order to provide a partly enclosed space, the proposal would see the erection of a 1.2m high brick wall constructed using similar materials to the rear partly rebuilt retaining wall which is acceptable.

4.3.6 To the rear of the dwelling the garden level would be raised by approx. 0.2-0.3m so that it is flush with the floor level of the dwelling which would result in the replacement of an existing 1.8m high fence with an acoustic fence to a height of 2.185m. I do not foresee any issues with the increase in height to the boundary fencing providing that to both the front of the garage and the dwelling the fencing is no higher than 1.8m for reasons of visual amenity.

Impact on Neighbouring Properties:

- 4.3.7 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.
- 4.3.8 I am satisfied that the increase in the rear ground level and the replacement of traditional fencing with acoustic fencing to the rear and side boundaries of the property would not interfere with existing residential amenity to any significant degree and is acceptable. Other minor changes to the dwelling are proposed and these are also considered acceptable.

Highways and Parking:

- 4.3.12 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)

- 4.3.12 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:

- 4.3.12 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.
- 4.3.13 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 2024.

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. Fencing to the side boundaries forward of the dwelling and garage shall not exceed a height of 1.8 metres.

Reason: To protect the visual amenity of the area and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011-2031.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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: 24 January 2025	