

Appeal 6015265

Questionnaire

Appeal type	Householder
Appeal procedure	Written Part 1
Appeal site	23 THE ROWANS, BALDOCK, SG7 6HL
Agent contact details	ALAN BRECKON [REDACTED]
Local planning authority	North Hertfordshire
Application number	26/01632/FPH

Constraints, designations and other issues

Is a householder appeal the correct type of appeal?	Yes
---	-----

Affects a listed building	No
---------------------------	----

Conservation area	No
-------------------	----

Green belt	No
------------	----

Notifying relevant parties

List of neighbours' addresses that you notified about the application	List of neighbours' addresses notified about the application.pdf (/published-document/747bdc51-87e8-4a8a-a9eb-65ddf2399f5b)
---	---

Type of Notification	Letter/email to interested parties
----------------------	------------------------------------

Letter sent to neighbours	C544846E3E804ED5A1F4BE55BEAF94C2 (2).pdf (/published-document/324c1d4d-e720-43e4-979c-9dda1928d8df)
---------------------------	---

Appeal notification letter and the list of people that you notified	BBF859299E294617A554BC59273C69DE (1).pdf (/published-document/bcd3dafb-2b0f-4893-bac1-8d4fd61553e9) BBF859299E294617A554BC
---	---

Consultation responses and representations

Representations from other parties

Yes

Uploaded representations from other parties

[Representation from 27 The Rowans Baldock.pdf \(/published-document/0e6fbc05-6540-44f6-b3ef-1ad651919391\)](#)
[Representations from Nos. 25B, 25A and 25 The Rowans Baldock.pdf \(/published-document/0eaf21b3-2002-4bd4-a484-451428d47093\)](#)

Planning officer's report and supplementary documents

Planning officer's report

[323B446322F24CCC813401DA95023183.pdf \(/published-document/66f33334-120c-4d0f-a065-5a2607832523\)](#)

Plans, drawings and list of plans

[C5BC6FB88E3B494CBED708D8E66A006B \(1\).pdf \(/published-document/0617dd95-d23e-459e-9d42-1d1f3ac7729a\)](#)
[List of Plans.pdf \(/published-document/4ba2546f-0b9b-4687-b243-1e1e5dda7880\)](#)
[C5BC6FB88E3B494CBED708D8E66A006D \(1\).pdf \(/published-document/eb5493d5-be48-44e7-b97e-2c1bfc5f09e\)](#)
[C5BC6FB88E3B494CBED708D8E66A006E \(1\).pdf \(/published-document/49a0302b-d675-49b5-86b7-59c2f4936807\)](#)
[C5BC6FB88E3B494CBED708D8E66A006C \(5\).pdf \(/published-document/a627e7c1-0180-46c3-a123-6e4626e6bdcd\)](#)
[C5BC6FB88E3B494CBED708D8E66A006A \(1\).pdf \(/published-document/880f373d-9d50-42ed-9a29-cb4b3348ba22\)](#)

Policies from statutory development plan	North Hertfordshire Local Plan 2011-2031 Front Cover and Foreword.pdf (/published-document/c6eba36a-3fa9-4087-b69e-2506f54b029f) North Hertfordshire Local Plan 2011-2031 Policies T1 and T2.pdf (/published-document/638bdf32-ee65-4659-bf4d-8ec95fb7cb14) North Hertfordshire Local Plan 2011-2031 Policy HS6.pdf (/published-document/7cee4586-5881-475f-889e-91e1d7da5b7b) North Hertfordshire Local Plan 2011-2031 Policies D1 and D2.pdf (/published-document/68eb9f44-0a64-4f2d-a011-9714a05a353e) North Hertfordshire Local Plan 2011-2031 Policies D1 and D2 LPA.pdf (/published-document/802e290f-a3d0-4cd2-8646-9ac76db1968d) Baldock, Bygrave and Clothall Neighbourhood Plan 2021 - Policies G3 and G4.pdf (/published-document/fd8ce282-366f-4218-aa27-ab763ad3c3de) Baldock, Bygrave and Clothall Neighbourhood Plan 2021 - Front Cover.pdf (/published-document/e14082d8-78aa-4606-b8a7-c4cf66224828) NHLP 2011-2031 Adoption Date.pdf (/published-document/26a18d28-d008-406a-a1d6-df899f9b16e9)
Emerging plan	No
Supplementary planning documents	No

Site access

Will the inspector need access to the appellant's land or property?	No
Will the inspector need to enter a neighbour's land or property?	No

Potential safety risks	No
------------------------	----

Appeal process

Appeals near the site	No
-----------------------	----

Are there any proposed conditions?	Yes 1. The residential annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as 23 The Rowans, Baldock SG7 6HL. Reason: To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected with each other as this would result in an unsatisfactory relationship and inadequate standard of amenity for both properties and to comply with Policy HS6 of the North Hertfordshire Local Plan 2011 to 2031.
------------------------------------	--

Significant changes since application	National policy changes: The application was determined prior to the updated NPPF. Relevant chapters and policies of the updated NPPF are: Chapter 4 Policies S3 and S4. Chapter 14 Policy DP3 Other: Planning permission has since been granted under 26/02043/FPH for a single storey side extension to form one 2-bed ancillary annexe and single storey front and rear extensions following demolition of existing garage and car port. Installation of solar panels to side roofslope. External cladding and rear hard landscaping works (as
---------------------------------------	---

Original evidence

**What documents and plans
did you use to make your
decision?**

Plan Nos.:
MOR-26-01 Location Plan
MOR-26-02 Exiting Floor
Plans and Elevations
MOR-26-03-A Proposed Floor
Plans and Elevations
MOR-26-04-A Existing and
Proposed Roof Plan
MOR-26-05-A Site Plan
Planning Statement (revised)
