

CASE REFERENCE NUMBER: 26/00150/FPH

Re: Full Permission Householder – Erection of detached annexe for ancillary use to the main dwelling, house 9 Pinnocks Lane, Baldock, Hertfordshire, SG76DL

Dear Mr Greaves,

Following your letter dated 30th January 2026, we are writing to you as the adjacent owners of 7 Pinnocks Lane to share our view on the proposal.

We wish to formally object to the current design proposal, as we believe it contains significant shortcomings and does not fully comply with Policies D2, D3 and HS6 of the North Hertfordshire Local Plan, nor adequately safeguard neighbouring residential amenity.

We do, however, recognise and understand the importance of ensuring appropriate care and support within the family home for the applicant's mother. Our concerns are therefore not raised in objection to the principle of providing accommodation, but specifically to the design of the proposal as currently submitted.

1. Design, Scale, and Subordination (Policy D2)

The proposed annexe measures approximately 12m in length and 4.5m in depth, with a maximum height of approximately 4.5m. By virtue of its footprint and overall height, the structure is substantial in scale and comparable in footprint to the main dwelling (Appendix A). In our view, a structure of this size risks appearing as a separate dwelling rather than visually subordinate ancillary accommodation to the main dwelling.

Furthermore, the Design and Access Statement indicates that the annexe is intended to accommodate the applicant's mother; however, the submitted floor plans show two bedrooms and a layout capable of independent residential occupation. We would welcome clarification as to how the scale and internal arrangement reflect the stated ancillary purpose.

2. Impact on Neighbouring Amenity – Light, Outlook and Privacy (Policy D3)

Due to the proximity to the shared boundary (within 2m) and the proposed 4.5m height, the development has the potential to adversely impact light and outlook from our private garden area, appearing overbearing (Appendix B).

In addition, the Planning Statement states that windows and doors have been "carefully positioned to avoid direct overlooking." However, the submitted elevations and proposed orientation have the annexe directly facing our property, with multiple windows and doors looking toward our property (Appendix C). This raises concerns regarding overlooking and loss of privacy to our space as well as the potential for light pollution during evening hours.

We respectfully request that the Council consider the following amendments to ensure the proposal complies with Policy D3:

- Reorientation of the annexe toward the main dwelling
- Repositioning of the Windows and Doors to alternate elevations
- Reduction in the length of the elevation facing neighbouring properties
- Reduction in elevation height through design of a Mono-Pitch roof structure or lowering of ridge height

- Use of obscure glazing on boundary-facing elevations
- Consideration of appropriate boundary screening

3. Policy HS6

Policy HS6 supports accommodation for relatives or dependants where it remains clearly ancillary to the main dwelling and compliant with criteria relating to scale, subordination and future reintegration.

Criterion (c) requires that such development should not exceed the scale of extensions that would normally be acceptable. We respectfully request that the Council explicitly assess compliance with HS6(c), namely whether a detached structure of approximately 55m², with a height of approximately 4.5m and a length of 12m, would exceed what would normally be considered acceptable as an extension to the main dwelling. In practical terms, the proposal represents a very substantial addition to the built form on the site and, by footprint, would effectively double the permanent built area when compared to the principal dwelling (excluding lightweight or temporary structures such as the pergola and lean-to as illustrated in Appendix A).

The submitted statement describes the proposal as modest, functionally subordinate and clearly incidental. However, several aspects of the design raise concerns in this regard:

- The annexe would be located approximately 20 metres from the main dwelling at the far end of the garden, with an orientation directed away from the host dwelling.
- The internal layout includes two bedrooms, despite the stated intention that the accommodation is for a single family member.
- The building is fully self-contained, incorporating independent access and complete living facilities.

Policy HS6 seeks to ensure that ancillary accommodation remains physically and functionally related to the host dwelling. A key consideration is whether the accommodation is designed in a manner that allows for practical reintegration into the main house should the need for ancillary occupation cease.

Given the detached form of the proposal, its approximate 20-metre separation from the principal dwelling, and its substantial internal footprint, it is difficult to see how the structure could realistically be reincorporated into the main dwelling in the future. The degree of spatial separation and the scale of accommodation therefore raise legitimate questions regarding long-term subordination and functional dependence, as required by Policy HS6.

Taken cumulatively, the scale, level of accommodation, independent siting, orientation and full facilities indicate that the proposal is capable of functioning as a self-contained planning unit. Policy HS6 makes clear that where such accommodation can be provided as a self-contained unit, it should be assessed as a windfall dwelling under normal housing policies. We therefore respectfully request that the Local Planning Authority carefully consider whether the proposal genuinely meets the requirements of HS6, or whether it should instead be assessed under the policies applicable to new residential development.

4. Trees & Boundary Treatments

For completeness, we also seek clarification on two site matters. The application form indicates that no trees are within falling distance of the proposed development. However, there appears to be a tree on or adjacent to the shared boundary which may fall within such distance. We respectfully request this be reviewed to ensure the application accurately reflects site conditions.

In addition, part of the shared boundary is currently formed by an existing shed structure rather than permanent fencing. Should this be removed to facilitate the development, we request that details of replacement boundary treatment be secured to ensure continued protection of neighbouring amenity in accordance with Policy D3.

Summary of Requested Clarifications

In summary, while we understand the need for providing ancillary accommodation for the applicant's mother, we object to the proposal as we do not believe the proposal meets the requirements laid out in Policies D2, D3 and HS6 of the North Hertfordshire Local Plan and to safeguard neighbouring residential amenity. We respectfully invite the Council to consider:

1. Reductions to the annexe footprint to ensure clear subordination to the host dwelling
2. Clarification of the internal layout and intended occupancy
3. A condition restricting the annexe to ancillary use only
4. Design amendments to mitigate overlooking and light pollution
5. Reorientation toward the main dwelling to enforce subordination
6. Review of boundary tree proximity
7. Clarification of proposed boundary treatment should the existing shed be removed.

Following suitable design changes, should the Local Planning Authority approve the proposal as ancillary accommodation under Policy HS6, we strongly urge the imposition of a permanent and enforceable occupancy condition to ensure the annexe remains genuinely ancillary to the main dwelling and is not capable of use as an independent or commercial unit in the future.

Thank you in advance for taking the time to consider and address the points we have raised. If you require any further clarification or information from us during the assessment process, please do not hesitate to get in touch.

Yours faithfully,

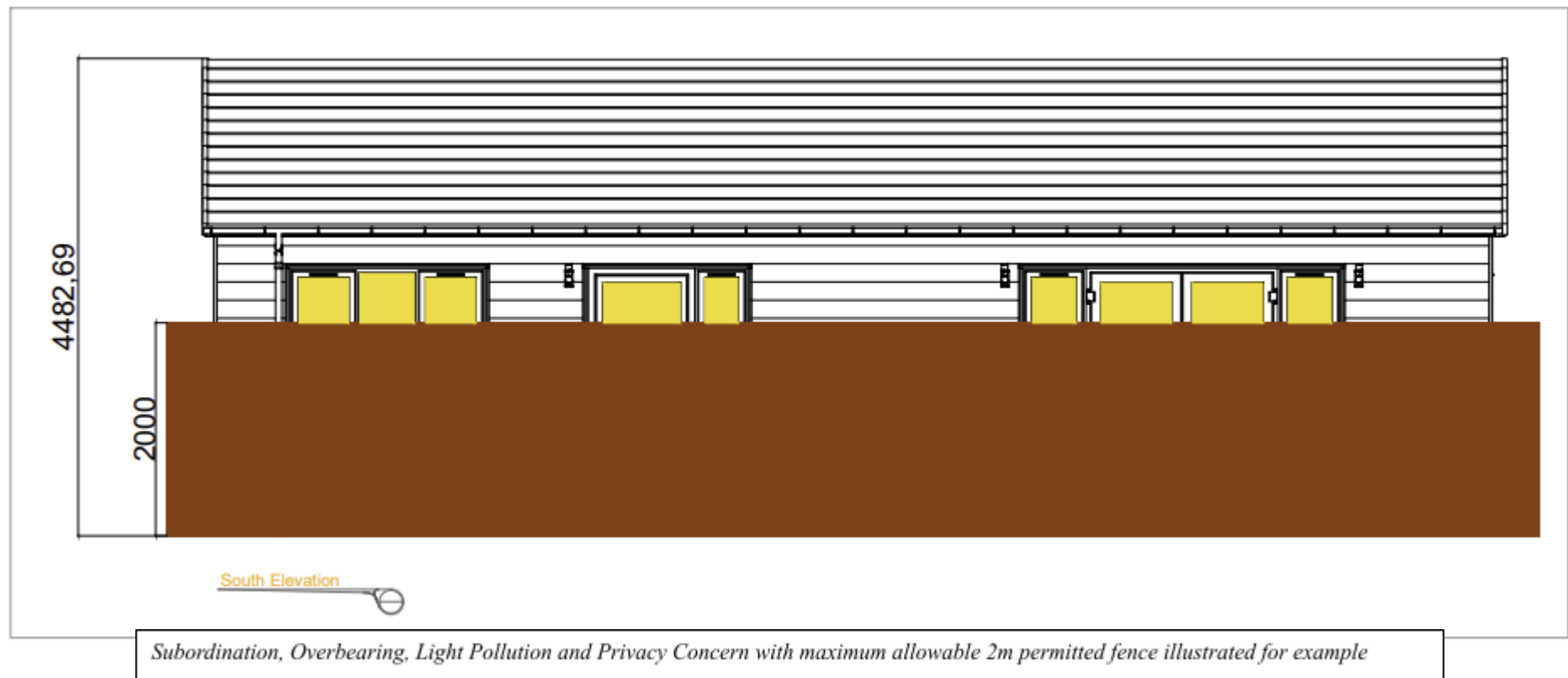
Mr Alexander Hunt
Ms Tamsin Bryant

7 Pinnocks Lane, Baldock, SG7 6DL

Appendix A



Appendix B



Appendix C

