

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00577/FPH	Erection of single storey garage to existing front driveway and extension of the existing dropped kerb to include alterations to the existing border to improve vehicle access to the driveway.	47 Weston Way Baldock Hertfordshire SG7 6EZ

Submitted Plan Nos

103 001 002

1.0 Policies

SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SP9	Design and Sustainability

- D1 Sustainable design
- D2 House exts, replcmnt dwellings outbuild
- D3 Protecting living conditions
- T1 Assessment of transport matters
- T2 Parking

2.0 **Relevant Site History**

- 2.1 08/02176/1HH: Two storey rear extension and single storey front extension following demolition of existing garage (as amended by plans received 4 December 2008). Conditional Permission.

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received.
- 3.2 **Baldock, Bygrave and Clothall** – No comments received.
- 3.3 **HCC Highways** – Objection. Comments summarised below:

- ☐ Contrary to Hertfordshire County Council's Residential Dropped Kerb Policy.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a semi-detached two-storey dwelling situated on Weston Way, Baldock. Alike neighbouring properties along Weston Way, the site is significantly set back from the highway by a long driveway. Front outbuildings are common along this part of Weston Way. The site is within the Baldock settlement boundary.

4.2 **Proposal**

- 4.2.1 Erection of single storey garage to existing front driveway and extension of the existing dropped kerb to include alterations to the existing border to improve vehicle access to the driveway.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- Design and impact on local character;
- Impact on neighbour amenity;
- Highways and parking matters;
- Impact on the environment;
- Biodiversity Net Gain (BNG).

Design and Impact on Local Character

- 4.3.2 Policies D1 and D2 of the North Herts Local Plan 2011-2031 (NHLP) require that development proposals respond positively to the site's local context. Policy D2 specifies that extensions to houses should be sympathetic to the main dwelling in terms of scale, form and orientation. These policies are broadly consistent with paragraph 135 of the NPPF.

- 4.3.3 The proposed front garage would be sited parallel with the front garage of no.45 Weston Way, which is of a similar design and scale of the proposed. The garage would measure 3.7m in width, 8m in depth, with a dual-pitched roof measuring 3m to the eaves and 3.5m to the ridge. Garage doors would feature to the west elevation, facing the highway, a door to the east elevation, and 2no. windows to the south. The garage would be finished in horizontal timber cladding. The scale and design of the proposed front garage would fit with the existing street character of Weston Way and is therefore acceptable.
- 4.3.4 The proposed works to the access, to include aligning the Highways verge with the existing brick wall, would be minor landscaping and is therefore acceptable in design terms.
- 4.3.5 The proposal is considered to accord with Policies D1 and D2 of the NHLP, as well as paragraph 135 of Section 12 of the National Planning Policy Framework.

Impact on Neighbours

- 4.3.6 Policy D3 of the Local Plan permits development that does not result in acceptable harm to the amenity of neighbouring occupiers and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.
- 4.3.7 The proposed front garage would be sited parallel with the front driveways of neighbouring properties, nos. 45 and 49 Weston Way. Therefore, the proposal would not cause unacceptable overlooking, overshadowing or overlooking impacts to these properties, and complies with the requirements of Policy D3 of the NHLP.

Highways and Parking

- 4.3.8 The proposal does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.
- 4.3.9 The Highways Authority have objected to the proposed dropped kerb, providing the following comments:

Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority recommends that permission be refused for the following reasons:

Hertfordshire County Council's Residential Dropped Kerb Policy.

Under this policy, specific requirements must be met for the provision of vehicular access via a dropped kerb and vehicle crossover. One of the key requirements in the policy states:

A double dropped kerb which serves two properties will get 6 flat kerbs. Please do not apply for a dropped kerb wider than this as it will be refused. This applies if you already have a dropped kerb and wish to extend it beyond 6 flat kerbs.

For these reasons, the Highway Authority is unable to support the application and therefore recommends that planning permission be refused.

- 4.3.10 The proposed dropped kerb would extend the existing dropped kerb, which serves two properties, beyond 6no. flat kerbs. Therefore, the proposal fails to comply with the HCC Residential Dropped Kerbs Policy (Version 6, dated 10th September 2025), and is contrary to Policy T1 of the NHLP.

Environmental Implications

- 4.3.11 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design'; with which the proposal is commensurate with. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF. There are no other environmental implications as a result of the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.12 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **REFUSED**.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

4.6.1 None.

5.0 **Recommendation**

5.1 That planning permission be **REFUSED** for the following reasons:

1. The proposal fails to comply with Policy T1 of the NHLP, and Hertfordshire County Council's (HCC) Local Transport Plan-4 (2018-2031, May 2018).

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted proactively through positive engagement with the applicant in an attempt to narrow down the reasons for refusal but fundamental objections could not be overcome. 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Date: 7 May 2026	
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