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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Vicki Wood.....

**APPLICATION  
REFERENCE**

**BRIEF DESCRIPTION OF  
DEVELOPMENT**

**APPLICATION SITE**

25/01692/FPH

Erection of detached outbuilding to rear garden (development already carried out).

104 Woodland Way  
Baldock  
Hertfordshire  
SG7 6LR

**Submitted Plan Nos**

Location Plan 382-PL002 382-PL003 382-PL004

**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 SP2 – Settlement Hierarchy and Spatial Distribution

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

2.0        **Relevant Site History**

2.1        04/01342/1HH – Single storey rear extension. Conditional Permission.

3.0        **Representations**

3.1        **Neighbour Consultation** – None received.

3.2        **Baldock, Bygrave and Clothall** – None received.

4.0        **Planning Considerations**

4.1        **Site and Surroundings**

4.1.1     The application site lies on the south side of Woodland Way off a small cul-de-sac. The rear of the property backs onto the boundary with the highway, another arm of Woodland Way. The property comprises of a two-storey residential dwelling with front and rear gardens albeit approximately half of the rear garden has been lost to the erection of a large, single storey outbuilding, hence the application being submitted retrospectively.

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     Erection of detached outbuilding to rear garden (development already carried out).

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 Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.3 The outbuilding is sited approximately 6.2 metres from the rear elevation of the dwelling and is set off all party boundaries. The outbuilding extends for an approximate depth of 5.3 metres along the boundary with no.51 Woodland Way to the west. To the side with the attached neighbours nos.99-102 inclusive, the building extends for an approximate depth of 6.0m. The proposed floor plan shows the outbuilding would be used as a gym and bar area with cupboards and sink area and a separate room with shower, WC and washbasin. The width of the outbuilding is approximately 6.8 metres. A flat roof means the height of the outbuilding is approximately 2.5 metres. Timber boundary fencing exists to the party boundaries to an approximate height of 1.8 metres. Openings comprise of an entrance door and two small windows to the north elevation facing the rear of the dwelling. The external walls of the building would be finished in a horizontal fibre cement weatherboarding with white window and door frames.
- 4.3.4 Whilst the outbuilding is large, an existing outbuilding exists to the rear of no.51 Woodland Way and is considered to be of a similar scale and design. Therefore the outbuilding does not appear incongruous within its context.
- 4.3.5 I am satisfied that the scale and design of the proposed outbuilding is acceptable and would not give rise to visual harm in terms of impact on the street scene due to the existing timber boundary fencing and is in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

#### Impact on Neighbouring Properties:

- 4.3.6 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 Local Plan.
- 4.3.7 No objections have been received and I am satisfied that there would be no impact to existing residential amenity as a result of the development.
- 4.3.8 I am satisfied that the proposal is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

#### Highways and Parking:

- 4.3.9 The dwelling is served by sufficient off-street parking spaces which would not be affected by the proposed development and is therefore considered to be in accordance with Policy T2 of the Local Plan.

#### Biodiversity Net Gain (BNG)

- 4.3.10 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

- 4.3.11 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 Local Plan, which sets out that development proposals 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.
- 4.3.12 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Policy D1 of the Local Plan and Section 14 of the NPPF.

#### 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 Local Plan 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 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.

2. The use of the outbuilding hereby permitted shall remain at all times incidental to the enjoyment of the dwellinghouse to which it relates, and it shall not be used in connection with any form of trade, business or commercial activity.

Reason: To safeguard the residential character of the locality and the amenities of nearby residents, both of which would be prejudiced by the activities and visual intrusion likely to be associated with a commercial activity on the site and to comply with Policy D1 and D3 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.

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| <div>Signed</div> <div></div> <div>Shaun Greaves<br/>Determining Officer</div> | <div>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</div> |
| <div>Date: 8 August 2025</div>                                                                                                                                    |                                                                                                                                                     |