

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01307/FPH	Erection of steel garage to front garden following demolition of existing garage in rear garden (as amended by plan received on 07/08/2024).	69 Weston Way Baldock Hertfordshire SG7 6HB

Submitted Plan Nos

Location Plan SWES-0101 - Sheet 01 SWES-0101 - Sheet 06 SWES-0101 - Sheet 11 SWES-0101 - Sheet 12 TQRQM24220083344892

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2023 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed and beautiful places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

Section 15 – Conserving and enhancing the natural environment

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP9 – Design and Sustainability

Policy SP12 – Green infrastructure, landscape and biodiversity

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

Policy NE2 – Landscape

Policy NE4 – Biodiversity and geological sites

1.3 **Baldock, Bygrave and Clothall Neighbourhood Plan 2021**

G3 – Creating well-designed places

G4 – Sustainable design

1.4 **Supplementary Planning Document**

North Hertfordshire Design Guide 2011

2.0 **Relevant Site History**

2.1 No.175 Weston Way - 24/00163/FPH - Detached timber carport – retrospective. Refused.

2.2 No.181 Weston Way - 23/02040/FPH - Erection of detached garage/store. Refused.

3.0 **Representations**

3.1 **Site and Neighbour Consultation** – None received.

3.2 **Baldock and Clothall Neighborhood** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is one of a pair of semi-detached bungalows located on the eastern side of Weston Way in Baldock. The property benefits from a long, narrow plot with the dwelling set back a considerable distance from the highway where the access is shared with the property to the north known as no.67 Weston Way.
- 4.1.2 The wider character of properties on this part of Weston Way are reflective of the application site with some plots benefiting from outbuildings in the front garden.
- 4.1.2 The application site is within the settlement boundary for Letchworth where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 Erection of steel garage to front garden following demolition of existing garage in rear garden.
- 4.2.2 An amended block plan has been received (dated 07/08/2024) to show the relationship of the garage with neighbouring properties and the highway.

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 and beautiful 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 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 application seeks to demolish an existing garage in the rear garden of the property and construct a new steel garage in the front garden of the property. There are many other outbuildings forward of the principal elevation of dwellings along this stretch of Weston Way some of which are authorised some not. The proposed garage would comprise of two bays, one behind the other with a length of 9.0m and width of 4.5m. The roof form would be pitched having an eaves height of 2.6m and total height of 3.8m. The external finish would be dark green. Openings would comprise of two windows and a door together with two velux rooflights to the northern elevation.
- 4.3.5 The area where the proposed garage would be sited would be set back from the highway by approximately 11.7m and with existing established vegetation and buildings sited closer to the highway present either side its visibility in the streetscene would be significantly reduced.

- 4.3.6 Recent refusals to nos. 175 and 181 Weston Way are considered to offer shorter more open frontages where the scale and massing of structures forward of the dwellinghouse would impact on the streetscene and subsequent context of the area. I do not believe the same issues are relevant to this application which I consider to be acceptable.

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 Given the position of the proposed garage I do not consider there to be any impact on neighbouring amenity.

Highways and Parking:

- 4.3.9 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.

Environmental Implications:

- 4.3.10 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.
- 4.3.11 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.

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.
- 4.3.13 Minor works would be required to the existing vegetation in order to accommodate a garage.

4.4 Conclusion

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, SP12, D1, D2, D3, NE2 and NE4 of the NHLP 2011-2031 and Sections 2, 12, 14 and 15 of the NPPF 2023.

4.5 Alternative Options

- 4.5.1 N/A

4.6 Pre-Commencement Conditions

- 4.6.1 The applicant has provided his agreement to the condition requiring a sample of the colour for the external finish to the walls and roof of the building.

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. Prior to the commencement of the proposed development, a sample of the colour for the external finish of the garage (walls and roof) shall be submitted to and approved in writing by the Local Planning Authority and retained as such thereafter.

Reason: In order to safeguard the character and appearance of the locality and to comply with Policy D1 of the North Hertfordshire Local Plan 2011-2031.

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.

Signed  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 13 August 2024	