

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01182/FPH	Single storey detached annexe. (Development already carried out).	Unit 1 Bewlay Royston Road Slip End Baldock Hertfordshire SG7 6SF

Submitted Plan Nos

26037 - 001 26037 - 010A

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
HS6	Relatives and dependents accommodation
T2	Parking
SECN12	Making effective use of land

2.0 **Relevant Site History**

- 2.1 21/02818/FP - Erection of one detached 6-bed dwelling (revision of previously approved planning permission 18/02422/FP granted 10.12.2018) (development has commenced)
- 2.2 18/02422/FP - Erection of four bedroom house with annexe and detached garage, associated ancillary and landscaping works (as a variation to permission approved under 13/00452/1).
- 2.3 13/00452/1 - Change of use of land from industrial to residential in association with the erection of a 4 bedroom dwelling with detached double garage and 2 associated parking spaces, use of existing vehicular access onto Baldock Road and landscaping (as amended by plans received 03.06.13).

3.0 **Representations**

- 3.1 **Site and Neighbour Consultation** – None received.
- 3.2 **Kelshall Parish Council** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is a detached two storey dwelling on the south-east side of Royston Road (A505) within a residential cluster. The dwelling has a large garage / outbuilding to the side of the dwelling along the southern boundary which is the subject of this application. The site is within the Rural Area Beyond the Green Belt.

4.2 **Proposal**

- 4.2.1 Single storey detached annex. (Development already carried out).
- 4.2.2 The outbuilding is 5.2m deep, 13m wide with a dual pitched roof, 3.05m to eaves and 4.3m to peak. It would consist of one bedroom, one bathroom, kitchen / dining and lounge room.
- 4.2.3 The materials are:
- Roof** – Flat slate tiles
Windows – White UPVC framed
Walls – White Roughcast render, Red facing brick
Doors – White Composite.
- 4.2.4 With regards to the planning history for the site, 18/02422/FP and 21/02818/FP were both approved with garage outbuildings. I note that the current agent has submitted the approved garage for 18/02422/FP within drawing 26037-001 as a supporting document however, the outbuilding that has been built on site has a similar scale and siting to the double garage proposed under 21/02818/FP instead. Albeit with different materials, fenestration and openings.

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 street scene.
 - 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.

- 4.3.2 Policy HS6 of the Local Plan 2011-2031 sets out the requirements for introducing residential annexes.

These criteria advise that permission will be granted provided:

“a) a genuine need for the accommodation is demonstrated;

b) the annex is subordinate to the main dwelling and designed in such a way that it can be easily (re-)incorporated into the main house if use as an annex ceases;

c) any development would not exceed the size of extensions that would otherwise normally be acceptable; and

d) the occupation of the accommodation is restricted by condition.

Free standing annexes will be allowed where the above criteria are met and it can be demonstrated that adaptation or extension of the main house is not possible.”

- 4.3.3 The applicant has advised that the annexe is needed for the accommodation of elderly family members associated with the main household. I consider that this is suitable to meet a). The scale of the outbuilding is considered to be subordinate to the main dwelling by virtue of its size and position within the site. Due to its proximity to the boundaries, the annexe would have no curtilage of its own and would therefore remain dependent on the host dwelling. b) is considered to be complied with. c) is considered to be complied with, subject to its design being acceptable. Should permission be granted, d) would be complied with. In my view, the host dwelling would not be suitable for conversion or for partition to create an annexe.

- 4.3.4 Policy HS6 is considered to be complied with.

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 proposed annex outbuilding is single storey with materials to reflect the host dwelling. Unlike the approved outbuilding under 21/02818/FP which had two vehicle garage doors on the front elevation, this outbuilding façade appears more as an annexe or habitable accommodation. In any case, whilst quite large for an outbuilding, it is sited close to the host dwelling with a modest roof form to ensure a subordinate relationship. The proposed materials and fenestration would be sympathetic to the host dwelling.
- 4.3.4 The application site is located amongst a small cluster of dwellings as such it would have limited public visibility. I therefore consider that the scale and design of the proposed development to be compliant with policies D1 and D2 of the Local Plan.

Impact on Neighbouring Properties:

- 4.3.5 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.
- 4.3.6 The proposed outbuilding is single storey with a modest height and set off the boundary by 0.4m. The neighbouring dwelling to the south-east of the site has some visual screening from outbuilding within their garden along the boundary. In my view, they would not be considered a dominant or overbearing form of development and would not contribute to any loss of sunlight. The windows would be at ground floor level and would not provide any overlooking.

Impact on future occupiers

- 4.3.9 The site features a large garden; the acceptable design and modest scale is appropriate for the local context and therefore would not cause any harm on the amenity of future occupiers.
- 4.3.10 Due to the points raised above, the proposed development would not harm neighbouring amenity and therefore complies with Policy D3 of the Local Plan.

Highways and Parking:

- 4.3.11 The dwelling is served by off-street parking 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)

- 4.3.12 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.

Environmental Implications:

- 4.3.13 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.
- 4.3.14 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.

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 NHLP 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 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 Belway

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.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 7 October 2026	