

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

26/01565/FPH

Erection of single storey garage to front
driveway.

47 Weston Way

Baldock

Hertfordshire

SG7 6EZ

Submitted Plan Nos

2851 - 001 2851 - 002 2851 - 103

1.0 Policies

SECN12

Achieving well-designed places

SECN14

Meeting climate change,coastal,flooding

- D1 Sustainable design
- D2 House exts, replcmnt dwellings outbuild
- D3 Protecting living conditions
- T2 Parking

2.0 Relevant Site History

- 2.1 **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. **Refused.**
- 2.2 **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.

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 front 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. Policy GC3 of the Baldock, Bygrave and Clothall Neighbourhood Plan (NNC NP) reiterates that proposals should be sympathetic to the character of Baldock. These policies are broadly consistent with paragraph 135 of the NPPF.

4.3.3 The current application follows the refusal of 26/00577/FPH, which sought permission for alterations to the access and a front garage. 26/00577/FPH was refused purely on Highways grounds, while the proposed front garage was deemed to be acceptable:

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 front garage under the current application is identical to the previous submission. Following a planning site visit, the conditions have not changed since the previous application. I therefore find that the proposed front garage accords with Policies D1 and D2 of the NHLP, Policy G3 of the BBC NP, as well as paragraph 135 of Section 12 of the National Planning Policy Framework.

Impact on Neighbours

- 4.3.5 Policy D3 of the Local Plan permits development which would not harm 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.
- 4.3.6 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

- 4.3.7 The proposal would not alter the existing access arrangements. Sufficient parking provision would be contained on-site. Therefore, the proposal accords with Policy T2 of the NHLP.

Environmental Implications

- 4.3.8 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation. Policy D1 of the NHLP and Policy G4 of the BBC NP support climate mitigation through the requirement for schemes to incorporate the principles of 'sustainable design'; with which the proposal is commensurate with. These policies are 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 **GRANTED**.

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 **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.

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 <i>S. Kasparian</i> Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 5 August 2026	