

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02152/FPH	Creation of first floor balcony with side elevation privacy screens (development already carried out) (as amended by plans received 17th November 2025).	217 Weston Way Baldock Hertfordshire SG7 6JG

Submitted Plan Nos

P05E P01C P04 P06 P07

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

2.0 **Planning History**

2.1 **21/02133/FPH** - Demolition of detached garage, outbuilding and porch. Single storey front and side extension. Single and two storey rear extension. Insertion of first floor window to existing first floor side elevation (as amended 11.01.2022).

Conditional Permission

2.2 **20/02331/FPH** - Part two storey and part single storey front extension to include attached garage, part single storey, part two storey rear and single storey side extensions following removal of single storey front extension.

Refused

3.0 **Representations**

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

3.2 **Baldock and Bygrave Neighbourhood Group** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached dwelling located on the east side of Weston Way, Baldock.

4.2 **Proposal**

4.2.1 Planning permission is sought for the creation of first floor balcony with side elevation privacy screens (development already carried out) (as amended by plans received 17th November 2025).

4.3 **Key Issues**

- 4.3.1 The key considerations are design and the impact on the amenities of neighbouring properties.

Design

- 4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions will be granted if the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.
- 4.3.3 The application seeks planning permission for the creation of a first floor balcony on the rear elevation of the property. Planning permission was granted under ref: 21/02133/FPH for various extensions and alterations to this property, including a part single/part two storey rear extension which comprised a flat roof single storey element extending rearward of the two-storey element, which incorporated Juliet balconies at first floor. The applicant has built out the scheme but has included a first floor balcony on the roof of the single storey element, without planning permission, which is what this application is seeking to regularise. The balcony measures approx. 1.7m deep and 7.6m wide. The proposal is part retrospective but as part of the scheme, the proposal seeks to include privacy screening on either end of the balcony to maintain mutual privacy with the immediate neighbours. Through negotiation with the applicant and agent, these have been amended to comprise obscure glazed screens at approx. 1.7m in height, sited on the sides of the balcony and partially on the immediate rear corners as well, instead of solid fencing for example.
- 4.3.4 It is acknowledged that first floor balconies are not usually supported on properties in dense residential areas, as these are typically seen on larger properties occupying spacious plots. However, the development has been carried out and whilst it would be atypical in an area such as this, in design terms the scheme is considered acceptable on balance. The choice of screening using obscure glazed elements is considered supportable, as this is less solid/striking at first floor compared to a solid fence for example, and the development is sited to the rear where there will not be any impact on the wider street scene. Officers consider that it would be difficult to justify an objection to this proposal on design grounds.
- 4.3.5 The proposal is therefore deemed acceptable in design terms and in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.6 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.7 The property benefits from two immediate neighbours, both detached at No's 215 and 219 Weston Way, as well as further neighbour to the rear of the long garden on Ashtons Lane. The proposal by its nature will give the occupiers heightened visibility when standing on the balcony itself, which has the potential to be overbearing and result in

loss of privacy to neighbours. However, the scheme before the Council looks to erect glazed screens on either end of the balcony, at a height of 1.7m from the balcony floor level, which would also step in on the rear part of the balcony on either side to further restrict views in the north and south direction. Given that the two immediate neighbours are the ones that would be most impacted by the balcony, the inclusion of glazed screens in this location at 1.7m in height will mitigate overlooking abilities, as any views would be limited to the middle/rear areas of the respective gardens. Moreover, given that the screens are obscured which would allow some light through and not be as solid as a fence would be, it is considered that they would not be adversely overbearing on these neighbouring properties. No formal comments have been received from either neighbour during consultation. Moreover, given the distance between the balcony and the neighbours on Ashtons Lane, it is unlikely that occupiers will have good views of this property sufficient to unacceptably impact on their amenity. Therefore, whilst acknowledging that first floor balconies in locations such as this are uncommon, the proposed mitigation measures are considered suitable to offset any material harm to the reasonable living conditions and well-being of neighbours. A condition will be enforced that secures the type and height of the glazed screens in the positions shown to be maintained in perpetuity.

- 4.3.8 Therefore, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Biodiversity Net Gain

- 4.3.9 The proposal is exempt from the mandatory 10% BNG.

4.4 **Conclusion**

- 4.4.1 The proposal is considered acceptable in planning terms and in accordance with Policies D1, D2 and D3 of the Local Plan, as well as Section 12 of the NPPF.

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 obscure glazed privacy screens as shown on the approved plan ref: PO5E shall be built within 6 months of the date of permission being granted and at a height of 1.7m above the balcony floor level and in the positions shown, and maintained in perpetuity.

Reason: to protect the amenity of neighbouring properties in line with Policy D3 of the Local Plan.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 20 November 2025	