

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00328/FPH	Single storey front extension to existing house and erection of detached annexe to rear garden (amended scheme submitted 01.05.26).	29 Weston Way Baldock Hertfordshire SG7 6EZ

Submitted Plan Nos

Location Plan E1 E2 P1 P2 P3 P4 Proposed Block

1.0 Policies

T2 Parking

SECN14	Meeting climate change,coastal,flooding
SECN12	Achieving well-designed places
SP9	Design and Sustainability
HS6	Relatives and dependents accommodation
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions

2.0 **Relevant Site History**

2.1 No relevant history.

3.0 **Representations**

3.1 **Neighbour Consultation** – No comments 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 located on Weston Way, Baldock. The site benefits from front parking provision and a rear garden, which is enclosed by close boarded timber fencing. The site is within the Baldock settlement boundary.

4.2 **Proposal**

- 4.2.1 Single storey front extension to existing house and erection of detached annexe to rear garden.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- Principle of development;
- Design and impact on local character;
- Impact on neighbour amenity;
- Highways and parking matters;
- Impact on the environment;
- Biodiversity Net Gain (BNG).

Principle of Development

- 4.3.2 The site is located within the Baldock settlement boundary, where development is generally supported in principle.
- 4.3.3 The application proposes to erect a detached annexe within the rear garden. Policy HS6 of the NHLP outlines the requirements for dependents' accommodation:

“Planning permission for relatives’ and dependents’ accommodation formed by the adaptation or extension of the main dwelling will be permitted provided that:

- 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.”

- 4.3.4 The annexe would function as accommodation for a senior family member. Therefore, a genuine need for the accommodation has been demonstrated in accordance with (a). The annexe would be subordinate to the main dwelling in scale, be dependent upon the main dwelling in function, and would be of an acceptable design in accordance with (b) and (c). The use of the annexe will be restricted by condition in accordance with (d).
- 4.3.5 The proposed annexe therefore meets the requirements of Policy HS6 of the NHLP and is acceptable in principle.

Design and Impact on Local Character

- 4.3.6 Policies D1 and D2 of the North Hertfordshire 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. These policies are broadly consistent with paragraph 135 of the NPPF.
- 4.3.7 To the main dwelling, a modest single-storey front extension is proposed. The extension would project beyond the front elevation of the dwelling by 1.5m, measuring 5.2m in width. The extension would be slightly stepped in from the outer edge. The extension would have a mono-pitch roof, measuring 2.7m to the eaves and 3.5m to the ridge, including an eaves overhang to form a small canopy. The fenestration and proposed materials would match the main dwelling. The proposed front extension is therefore acceptable in scale, design and materials.
- 4.3.8 The proposed detached annexe to the rear garden would be single storey with a dual-pitched roof, measuring 4.25m in width, 11.27m in depth, 2.32m to the eaves and 3.4m to the ridge. The annexe would be sited at the end of the rear garden and would be distanced from all surrounding boundaries by at least 2m. The annexe would be simple in design and would be finished in cladding.

- 4.3.9 While the scale of the outbuilding would be large, the bulk and massing of the proposal has been significantly reduced since the initial submission. The revised scale of the proposed annexe would meet the requirements of an outbuilding permissible under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015. I therefore consider the scale of the annexe to be unobjectionable. The design and materials are appropriate for the annexe's setting within the rear curtilage of 29 Weston Way.
- 4.3.10 The proposal is considered to accord with Policies D1 and D2 of the NHLP, as well as paragraph 135 of Section 12 of the National Planning Policy Framework.

Impact on Neighbours

- 4.3.11 Policy D3 of the Local Plan permits development that does not result in acceptable harm to 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.
- 4.3.12 Due to the minimal scale and acceptable siting of the front extension, this element of the proposal would not cause adverse overlooking, overshadowing or overbearing impacts.
- 4.3.13 The proposed rear annexe would be single storey in nature and removed from the surrounding boundaries by at least 2m. Outlook to neighbouring gardens would be obscured by existing boundary treatments. It is therefore considered the proposed annexe would not cause unacceptable overlooking, overshadowing or overbearing impacts.
- 4.3.14 Overall, the proposal would not have an unacceptable impact on existing residential amenity and therefore accords with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking

- 4.3.15 The proposal would not hinder the existing parking provision on site and therefore accords with Policy T2 of the NHLP.

Environmental Implications

- 4.3.16 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design'; with which the proposal is commensurate with. Policy D1 is 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)

- 4.3.17 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.

3. 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 29 Weston Way.

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. 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: 8 May 2026	