



PETER GEORGE TOWN PLANNING

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Development Control
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City
SG6 3JF

Dear Sir/Madam,

Planning Application: 29 Weston Way, Baldock, SG7 6EZ

Erection of detached annexe following demolition of existing shed/greenhouse

Introduction

Peter George Town Planning has been instructed by Mr and Mrs Wells to submit a planning application to North Hertfordshire District Council for the erection of a detached annexe following the demolition of the existing garden shed/greenhouse.

The application is supported by:

- Drawings: Location Plan, E3, P3 and P4
- Duly signed and completed application form, ownership certificate & fee
- Supporting statement and covering letter

Background & Purpose of This Application

Planning permission (ref. 26/00328/FPH) was granted in May 2026 for a single storey front extension to existing house and erection of a detached annexe to rear garden. The single-storey front extension was approved as submitted. During the determination of the original



application, amendments were made to the proposed annexe which resulted in a reduction in its overall size prior to planning permission being granted.

Following the grant of planning permission, the applicants have reviewed the detailed design of the annexe and wish to make a number of relatively modest amendments to improve its internal functionality. Given the nature of those amendments, a fresh planning application has been submitted.

The Application Site

The application site comprises No. 29 Weston Way, Baldock, a semi-detached two-storey dwelling situated within an established residential area on the eastern side of Weston Way. The property occupies a long, relatively narrow plot extending eastwards from the highway, with the existing dwelling positioned within the western part of the site and a sizeable private rear garden extending behind.

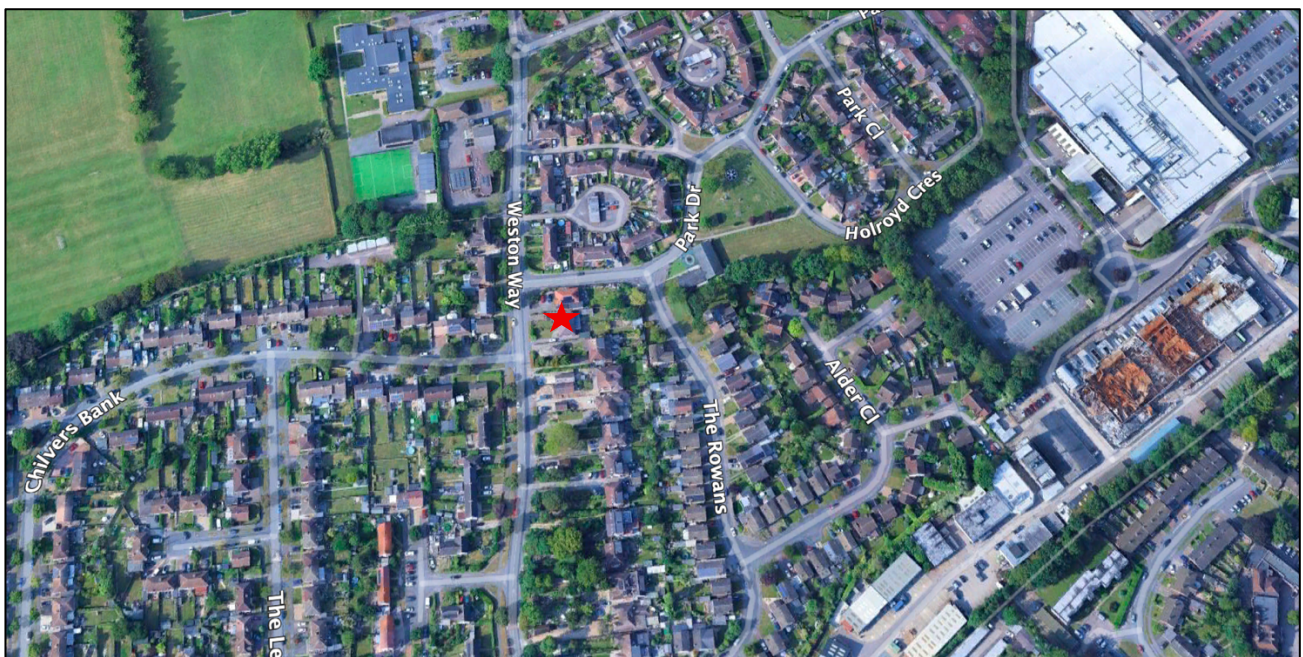


Figure 1 - Site Location

The property is not a listed building nor is it understood to be regarded as having any local heritage value. The site does not lie within nor is it adjacent to the Baldock Conservation Area. The site is not understood to lie in an area of high archaeological potential.

The site is bounded by neighbouring residential properties to the north and south, with Weston Way forming the western boundary and further residential development beyond the eastern boundary. The surrounding area is characterised by detached and semi-



detached dwellings of varying ages, designs and plot sizes set within a well-established suburban environment. Vehicular and pedestrian access to the property is taken directly from Weston Way.

The Proposals

The proposal can be described as follows:

“Erection of detached annexe following demolition of existing shed/greenhouse.”

As discussed above, the proposed development is further to application ref. 26/00328/FPH which sought and obtained planning permission for a single-storey front extension, and a detached annexe in the rear garden. This application seeks to obtain consent for a revised version of the proposed annexe.

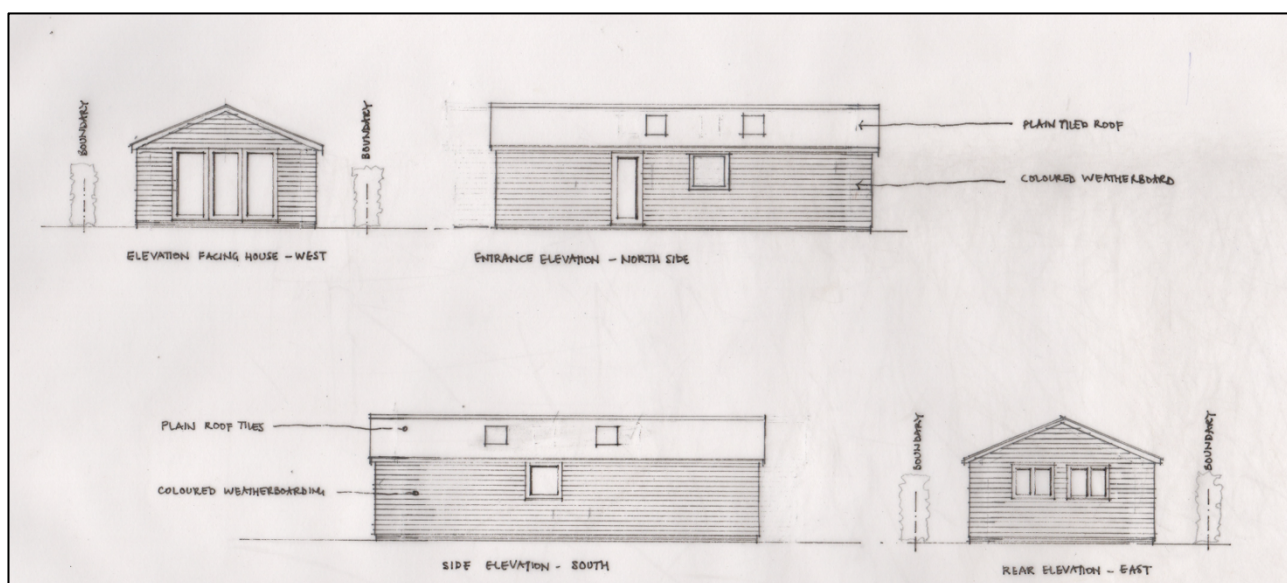


Figure 2 - Proposed Elevations

The proposed annexe would be very similar to the approved version in terms of its design, appearance, form and size. However, to assist with the internal arrangement, it is proposed to be increased in width by approximately 1.0m overall (approximately 500mm either side of the approved footprint), whilst being reduced in length by approximately 650mm. The revised annexe would have a gross internal area of approximately 45m² which would provide only a modest increase in gross internal floorspace compared with the originally approved annexe (which had a gross internal area of approximately 41m²). The roof form of the proposed annexe would be largely as per that originally approved,



albeit it is proposed to raise the ridge height by approximately 200mm. There would be no increase to the height of the eaves.

Policy Background

Applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for the area comprises the **North Herts District Local Plan 2011-2031** (adopted November 2022).

Policies relevant in this case are:

- Policy SP1: Sustainable Development in North Hertfordshire
- Policy SP2: Settlement Hierarchy and Spatial Distribution
- Policy SP9: Design and Sustainability
- Policy T2: Parking
- Policy D1: Sustainable Design
- Policy D2: House Extensions, Replacement Dwellings and Outbuildings
- Policy D3: Protecting Living Conditions
- Policy HS6: Relatives' and Dependents' Accommodation
- Policy HE4: Archaeology

The following additional documents are also relevant:

- Vehicle Parking at New Development SPD September 2011
- North Herts Design Code (2026)

The **National Planning Policy Framework** (2024) sets out planning policies for England and how these are expected to be applied. The Framework places at its heart an emphasis on granting planning permission for sustainable development; sustainable development being that which contributes to economic, environmental and social ambitions. The online **Planning Practice Guidance** is also a material planning consideration where relevant.

Planning Discussion

Principle of Development

Local Plan (LP) Policy HS6 states that:



"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."

The applicant's case in respect of the above criteria is as follows:

- a) A genuine need for the accommodation is demonstrated

As per the case made in respect of the original application the annexe is required to provide accommodation for one of the elderly parents of the applicants who requires regular care whilst still wishing to have some degree of independence. The proposal therefore complies with part (a) of Policy HS6.

- 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;

As confirmed in the planning officer's report in respect of application ref.

26/00328/FPH, it was considered that the originally approved annexe would be subordinate to the main dwelling in scale and designed in such a way that it can be easily reincorporated into the main house if its use as an annexe were to cease.

The revised proposal provides a modest increase in gross internal floorspace versus that previously approved. However, as with the originally approved version, the proposed annexe would be subordinate to the main dwelling and designed in such a way that it could be easily reincorporated into the main house if the annexe use were to cease. It is considered therefore that the proposal would comply with part (b) of Policy HS6.



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

As per the conclusions in respect of part (b), the proposed annexe would have a design and size largely in keeping with that previously approved. Accordingly, whilst it would be larger than previously approved, it is considered that the proposed annexe would not exceed the size of extensions that would otherwise usually be acceptable. The proposal would therefore comply with part (c) of Policy HS6.

- d) The occupation of the accommodation is restricted by condition

As with the original consent, the occupation of the proposed annexe can be restricted by condition ensuring that its occupation remains ancillary to the use of the principal dwelling.

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

The original consent establishes that a free-standing annexe is acceptable in this case. There is nothing within this application which should alter this position.

In light of the above, it is considered that the proposed annexe would be acceptable in principle in accordance with LP Policy HS6. This is a position supported by the grant of planning permission ref. 26/00328/FPH.

Effect on the Character and Appearance of the Area

Legislative & Policy Background

Policies SP9, D1 and D2 of the North Hertfordshire Local Plan collectively seek to ensure that new development is of a high standard of design, responds positively to its local context and contributes to sustainable development. Proposals should respect the character and appearance of the surrounding area, integrate successfully with the existing pattern of development, and provide a high-quality, functional and attractive environment.

These policies are broadly consistent with Section 12 of the Framework, which seeks to ensure that development is well designed, responds positively to local character and



creates attractive, functional and sustainable places. In particular, paragraph 135 requires proposals to be sympathetic to local character whilst maintaining a high standard of amenity and design quality.

Comparison Between Approved and Proposed

Planning permission ref. 26/00328/FPH secured planning permission for a single-storey annexe with a dual-pitched roof. The approved version of the annexe would measure approximately 4.2m in width, 11.25m in length, 2.35m to eaves height and 3.4m to ridge height. It would have a GIA of approximately 41m². It would have a plain tiled roof and horizontal boarding for the walls.

The version of the annexe put forward under this application is proposed to measure 5.2m in width, 10.6m in length, 2.35m to eaves height and 3.6m to ridge height. It is proposed to have a GIA of approximately 45m². It would have broadly the same external appearance and would be constructed from the same materials as those originally proposed.

Impact

In design terms, the proposed annexe would be almost identical to that previously approved. It would have the same external appearance with detailing and materiality consistent with that approved. The proposed increase in width has resulted in a small increase to the ridge height, but the overall design and form of the roof would be largely in line with that previously approved and, overall, it is considered that the proposed annexe would largely remain in line with the approved scheme from a design standpoint.

In terms of its size, the proposed annexe would be reduced in length by approximately 650mm which would be a meaningful reduction, albeit it would be increased in width by approximately 500mm to each side to improve the usability of the annexe. Additionally, and as noted above, the ridge height would be increased by approximately 200mm in order to accommodate the additional width, albeit this has not necessitated in the raising of the eaves.

Overall, it is considered that the proposed amendments would not result in the annexe being materially more prominent or visually intrusive than that previously approved. Whilst the building would be wider and slightly taller, these changes would be modest in scale



and would be partially offset by the reduction in the overall length of the building. As a consequence, the overall massing and visual presence of the annexe would remain very similar to that already approved.

The annexe would retain the same simple domestic form, roof design, materials and architectural detailing as the approved scheme, and would continue to read as a subordinate outbuilding within the residential curtilage. Consequently, the proposed revised scheme would not give rise to any materially greater impact on the character or appearance of the site or the surrounding area than that arising from the extant planning permission.

It is also noteworthy that, during the determination of the original application, amendments were made to reduce the overall size of the annexe prior to permission being granted. Whilst the current proposal is modestly larger than the approved version, it remains materially smaller than the originally submitted scheme, which measured approximately 12.0m by 6.6m.

Summary

Overall, it is considered that the proposed annexe would have a design, size and character broadly in keeping with that originally approved and crucially, the revised design would not have a materially greater impact on the character or appearance of the site or surrounding area.

It is thus considered that the proposed development would be compliant with LP Policies SP9, D1 and D2, and Section 12 of the Framework.

Impact on Neighbouring Properties

LP Policy D3 seeks to ensure that development proposals do not cause unacceptable harm to the living conditions of neighbouring properties.

As discussed, the proposed annexe would be slightly larger than that previously approved and its flank walls are now proposed to be positioned 500mm closer to the flank boundaries than originally approved, whilst the ridge is proposed to be increased by 200mm (with no change to the eaves).



However, the proposed annexe would be set significantly to the rear of the main parts of each of the adjacent dwellings, would remain a single-storey building of modest proportions, and would not be materially larger than that previously approved. Moreover, the distance of 1.5m between the flank walls of the annexe and the boundaries would be maintained ensuring that the proposal would not appear unduly dominant when viewed from adjoining gardens. The slight increase to the ridge height would be have a negligible impact, not least in light of the fact that the eaves would remain unchanged.

In all, it is not considered that the proposed annexe would be harmful to the living conditions of neighbouring properties.

Other Matters

Highways

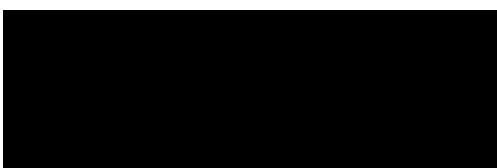
The existing parking arrangements would not be affected by the proposals. Accordingly, it is not considered that there would be any highways implications.

Summary & Conclusions

The proposed revisions to the approved annexe are modest in nature and would not result in any materially greater impacts than those already found acceptable under planning permission ref. 26/00328/FPH. The proposal would remain compliant with Policies HS6, SP9, D1 and D3 of the North Hertfordshire Local Plan, together with the relevant provisions of the Framework. Accordingly, it is respectfully requested that planning permission be granted.

Please contact me if you require any further information in order to determine this application.

Yours sincerely,



Tom Donovan BA (Hons) MA MRTPI, Director

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