

167 Weston Way
Baldock
Hertfordshire
SG7 6JG

12th February 2026

Mr Alex Howard
North Herts Council
PO Box 10613
Nottingham
NG6 6DW

Dear Mr Howard,

Case reference no – 26/00073/FP

Comments on the proposed conversion of existing 3 bed house into 2 independent dwellings - 1 x 1 bed, (1 person) and 1 x 2 bed, (3 person). Re-arrangement of parking, bin storage facilities and private amenity space

My wife and I are owners and residents of 167 Weston Way which adjoins the proposed development site at 165 Weston Way. We have owned the property since 1999.

Applications to develop 165 Weston Way have been submitted in 2014, 2020, and 2023, all of which were rejected by North Herts Council. The last application in 2025 was granted as part of a lawful development certificate, on the basis that this remained a single dwelling with the addition of 2 new extensions to the side and rear.

We wish to formally submit our objection to the above-referenced planning application. Having reviewed the proposed plans, it is clear that the development represents an inappropriate intensification of the site, resulting in substandard residential amenity and a contrived layout that fails to meet national and local design standards.

Our objection is based on the following grounds:

1. Disproportionate Distribution of Amenity Space

The allocation of outdoor private amenity space is illogical and fails the test of proportionality. Unit A is designed as a three-person family dwelling, yet it is served by a deficient and cramped rear garden. Conversely, Unit B (a one-bedroom apartment) has been allocated an amenity space approximately four times larger than that of the family unit. This inverse relationship between occupancy and garden size demonstrates that the proposal cannot accommodate the intended density while providing functional outdoor space for a family.

2. Overdevelopment and Contrived Layout

The proposal represents an unjustified intensification of the land. The illogical distribution of outdoor space demonstrates a contrived internal and external layout. The cramped internal arrangements and the disproportionate external layouts indicate a tactical attempt to "squeeze" an additional dwelling onto the site beyond the scope of the previous approval. This constitutes overdevelopment, resulting in a scheme that is poorly integrated and fails to provide high-quality residential environment.

Furthermore, the design of Unit B is functionally flawed; by omitting a dedicated entrance hall or porch, the layout forces the main thoroughfare of the dwelling through the primary food

preparation zone, raising concerns regarding hygiene, internal circulation, and the lack of storage for outdoor attire. Furthermore, the main entrance opens facing the garden of 2 Willian Way.

3. Inaccurate Site Plan and Non-Deliverable Parking

The submitted site plan is factually inaccurate as it fails to account for the existing boundary treatments. Specifically, the plan omits the hedge and shrubbery situated on the boundary between 165 and 167 Weston Way. When these physical constraints are factored in, the two parking spaces designated for Unit A are currently unfeasible to achieve without amending the layout.

4. Failure to Comply with Local Plan Policy HS5: Accessible and Adaptable Housing

While it is noted that this is a small-scale infill development, Policy SP8 of the North Hertfordshire Local Plan 2011-2031 seeks to ensure that all new housing meets the diverse needs of the district's population. The failure to incorporate M4(2) Accessible and Adaptable standards into Unit A and B represents a missed opportunity to provide high-quality, inclusive housing.

Conclusion

The cumulative effect of these design flaws demonstrates that the site is being over-occupied at the expense of the future residents' quality of life. I urge the Planning Department to refuse this application and require a design that respects the spatial requirements and dignity of its occupants.

We would be grateful if you could acknowledge receipt of this letter and keep us informed of any updates regarding this application.

Yours sincerely,

Hywel Davies Architect, RIBA
Debbie Davies

Cc
Councillor Alastair Willoughby
Councillor Michael Muir
Councillor Emma Rowe