

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01322/PIP	Erection of one self-build dwelling with associated parking, altered vehicular access and associated works	Land To Rear Of 29 Baldock Road Royston Hertfordshire SG8 5BJ

Submitted Plan Nos

Location Plan Existing Site Plan Proposed Site Plan

1.0 Policies

D1	Sustainable design
SP2	Settlement Hierarchy and Spatial Distrib
SP9	Design and Sustainability
SECN12	Achieving well-designed places

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 **Royston Town Council** – None received.

3.2 **HCC Highways** – No objection.

3.2 **NHC Ecology** – No objection

3.3 **HCC Archaeology** – No objection, recommending conditions for any subsequent planning applications.

3.4 **Environmental Health (Combined)** – No objection subject to condition for land contamination.

3.5 **HCC Waste and Recycling** – None received.

3.6 **Rights of Way (Footpaths Unit)** – neutral:

3.7 **Site Notice and Neighbour Consultation -**

19 comments have been received from members of the public. 9 in objection, 5 neutral and 5 in support. Full comments can be seen on the Council's web site.

The comments are summarised as:

- ☐ Harm to footpath
- ☐ Access should be obtained via Baldock Road alongside the dwelling.

- ☐ Harmful precedent
- ☐ Footpath is used by a high volume of children
- ☐ Harm to ecology
- ☐ Alter the character of the area
- ☐ 3 Beech trees should be protected.
- ☐ Existing footpath is muddy and slippery in wet winter months.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site lies to the rear of 29 Baldock Road, which is a detached two storey property with a sizeable rear garden on the north side of Baldock Road, Royston. The surrounding area is characterised by residential development along the north side of Baldock Road and both sides of Cedar Close comprising a mix of styles, sizes and ages. The land immediately to the rear of the site is a backland bungalow dwelling, orientated perpendicular to the surrounding dwellings to face Mackerel Hall.
- 4.1.2 The site contains an existing shed and greenhouse and has a number of trees along the shared boundaries with neighbouring dwellings.

4.2 **Proposal**

- 4.2.1 The application seeks permission in principle for the erection of one dwelling with a detached garage. The submitted site layout plan shows the siting of the dwelling along the eastern boundary of the site. Access is proposed via Mackerel Hall to the side/rear of the site. There are no elevational or floor plan details and the submission is reflective of the permission in principle type of application where the scope of such an application is limited to location, land use and amount of development.

4.3 **Key Issues**

- 4.3.1 Planning Practice Guidance (PPG) explains that permission in principle is an alternative way of obtaining planning permission for housing led development as part of a two-stage procedure. Permission in principle applications involve two stages. Stage 1 ('permission in principle stage'), is limited to the consideration of location, land use and the amount of development which, in the event of an approval, would leave the remaining matters to be considered in a technical details application (Stage 2) (i.e. the 'technical details consent').
- 4.3.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission, and therefore appeals and permission in principle, must be determined in accordance with the development plan, unless material considerations indicate otherwise.

This application is a Stage 1 Permission in Principle application therefore the following matters are for consideration:

4.3.3 Location

4.3.4 The application site is located within the settlement boundary for Royston. Policy SP1 of the Local Plan supports the principles of sustainable development in North Hertfordshire within key settlements as the main focus for housing, employment and new development. Policy SP2 of the Local Plan identifies Royston as one of four towns within which boundaries approximately 80% of housing, along with supporting infrastructure and facilities will be delivered. Policy SP8 ('Housing') of the Local Plan identifies that 4,000 homes will be provided within the boundaries of the four towns and five large villages in the district.

4.3.5 The National Planning Policy Framework also supports achieving sustainable development provided the economic, social and environmental objectives are met. The application site is within a sustainable location for development being located within a town which has a wide range of services and facilities including schools, shops and community facilities and a train station.

Summary on the Location of the development

The application site is a sustainable location well served by public transport. General development, including residential development, is appropriate in this location.

4.3.6 Land use

4.3.7 The principle of residential development within the town is supported by Policy SP2 of the Local Plan which identifies Royston for housing growth together with supporting infrastructure and facilities. Baldock Road, Mackerell Hall, Cedar Crescent and Downlands are dominated, almost exclusively, by housing development. The proposed land use for housing would be consistent with this prevailing land use in this area.

4.3.8 The existing site is currently residential curtilage of 29 Baldock Road. The proposal therefore does not require a change of use but a subdivision of the plot. Given that the proposal is for one dwelling, the subdivision would leave suitable amenity space for both the host and proposed dwelling.

Summary on the proposed land use

It is considered that residential redevelopment of the site is an appropriate form of land use.

4.3.9 Amount

4.3.10 The proposal would propose a low density of development that would be in keeping with the low density of housing of the local area.

4.3.11 15 Cedar Crescent sits parallel to Mackerell Hall. This proposal is for a backland plot which would mimic this. The provision of one dwelling on this site would, given its size, be likely to maintain the prevailing spacious, low density environment of Baldock Road, Cedar Crescent and

Downlands and therefore would be consistent with the requirements of Policies SP1, SP9 and D1 of the 2011-2031 Local Plan and sections 2 and 12 of the National Planning Policy Framework 2024.

Summary on the amount of development

The proposed amount of development, comprising of one dwelling, would be a quantum of development that could be accommodated comfortably within the site without detracting from the character and appearance of the area.

4.3.12 Other matters

4.3.13 Matters such as vehicular and pedestrian access, parking, scale, design and appearance, landscaping, relationship with neighbours and environmental matters such as land contamination, flood risk and ecological issues will be considered at the technical details stage should permission in principle be granted.

4.3.14 Procedural matters

4.3.15 The DLUHG sets out guidance (Gov.uk) on what is required in the determination of a 'permission in principle' application. No conditions can be attached to the grant of permission only confirmation of site location, the type of development and the amount of amount development (Paragraph: 020 Reference ID: 58-020-20180615).

4.3.16 The default duration of a permission in principle is 3 years therefore there is no requirement to specify the time limit (Paragraph: 014 Reference ID: 58-014-20180615)

4.3.17 Local Planning Authorities can inform applicants at what they expect to see at the technical details stage (Paragraph: 045 Reference ID: 58-045-20180615). It is recommended that this can be done by attaching an informative to the grant of permission in principle. In this case the following matters would be expected to form part of a technical details consent application:

- ☐ Scaled drawings showing all floor plans and elevations and slab levels of the proposed dwellings
- ☐ External materials and details of hard and soft landscaping including boundary treatment
- ☐ Preliminary Risk Assessment concerning land contamination
- ☐ Noise Impact assessment
- ☐ Provision of electric vehicle re-charging infrastructure
- ☐ Pedestrian and vehicular visibility splays
- ☐ Vehicle tracking to demonstrate safe and usable parking spaces
- ☐ Construction management statement

- ☐ Cycle parking
- ☐ Drainage details
- ☐ Details of refuse and recycling provision

4.4 **Conclusion**

- 4.4.1 The proposed development would be in accordance with national, local plan and Neighbourhood Plan planning policies and is acceptable in terms of the location of development, the proposed land use and the amount of development.

4.5 **Alternative Options**

- 4.5.1 None applicable

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED**.

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.

Informative/s:

1. An application for the approval of Technical Details Consent must be made no later than the expiration of three years from the date of this decision notice, after this period the Planning in Principle shall lapse.
2. The applicant is advised that the following matters would be expected to form part of the Technical Details stage following the grant of permission in principle:
 - o Scaled drawings showing all floor plans and elevations and slab levels of the proposed dwellings
 - o External materials and details of hard and soft landscaping including boundary treatment
 - o Preliminary Risk Assessment concerning land contamination
 - o Noise Impact assessment
 - o Provision of electric vehicle re-charging infrastructure
 - o Pedestrian and vehicular visibility splays
 - o Vehicle tracking to demonstrate safe and usable parking spaces
 - o Construction management statement
 - o Cycle parking
 - o Drainage details

- o Details of refuse and recycling provision

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 10 July 2025	