

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01510/FPH	Alterations to existing detached summer house to include single storey front extension; replacement raised roof with rooflight and alterations to fenestration to facilitate conversion of summer house to 1-bed annexe ancillary to main dwelling. Installation of patio area (amended by plans received 25/07/25)	12 Hopewell Road Baldock Hertfordshire SG7 5AA

Submitted Plan Nos

02.HS.25 Rev A DR-A- 203 Rev A DR-A-001 DR-A-002 DRA-A-101 DR-A-103 DR-A- 104 01-HS-25 DR-A-102 DR-A- 201

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HS6	Relatives and dependents accommodation
SECN12	Achieving well-designed places
SECN9	Promoting sustainable transport
SP6	Sustainable transport
T2	Parking
SP9	Design and Sustainability

2.0 **Relevant site history**

- 2.1 21/00644/FP - Erection of one detached 1-bed dwelling following demolition of existing outbuilding – Refused 13/07/21 for:
1. The proposed dwelling, by reason of its location and restricted plot size , would result in unacceptable back land development that is contrary and harmful to the distinctive spatial character of the area. As a result the development is contrary to the provisions of Saved Policies 26 and 57 of the Local Plan 1996, contrary to the provisions of emerging

Policies SP9 and D1 of the Submission Local Plan 2011 - 2031 and fails to comply with the requirements of paragraphs 127 and 130 of the NPPF as it would not be sympathetic to the surrounding built environment and fails to improve the character and quality of the area and the way it functions.

2. The proposed development, by reason of the restricted plot size, the height and scale of the proposed dwelling and its close proximity to neighbouring properties, would give rise to an overbearing impact on and general loss of amenity to neighbouring occupiers to the detriment of their living conditions. The proposal would fail to provide and maintain an adequately high standard of environment resulting in an overdevelopment of the site contrary to the provisions of Saved Policy 57 of the Local Plan 1996 and emerging Policy D3 of the Submission Plan 2011 - 2031.

2.2 18/01471/FPH - Single storey extension with new pitched roof to existing detached outhouse in rear garden, to facilitate conversion into habitable annexe – Approved 24/07/18.

2.3 The main dwelling was subject to applications for extensions in 1983 and 1984 which are not relevant to this proposal.

3.0 **Representations**

3.1 **Interest Group** – Comments in support were received from the National Annexe Planning Consultancy.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a two storey end-of-terrace with a pitched roof, with an outbuilding with a flat roof at the end of its rear garden. Rear party boundaries are 1.8m high fences. The site is in a residential area of terraced and semi-detached dwellings.

4.2 **Proposal**

4.2.1 The extension and conversion of a detached outbuilding to a one bedroom annexe, including a new pitched roof, and a new rear window.

4.3 **Key Issues**

4.3.1 The key material considerations are design, neighbour amenity, and parking.

Design

4.3.2 The application is a renewal of expired planning permission 18/01471/FPH, with the originally submitted plans for the proposed annexe being of the same size, height, siting and design as the approved 2018 plans.

4.3.3 The site for the annexe is at the end of the rear garden of the host dwelling No. 12. The south boundary of the site is adjacent to a rough track that provides access to other dwellings and their outbuildings.

- 4.3.4 The other outbuildings are mainly garages; one of which, at the rear of No. 8 Hopewell Road and near the proposed annexe to the south has a pitched roof that's considered to be of a comparable height to the annexe.
- 4.3.5 The annexe would be smaller than the host dwelling No. 12, and would be considered to appear as an incidental outbuilding to No. 12 in size and appearance. The character and appearance of this part of Hopewell Road is similar to when the 2018 application was approved.
- 4.3.6 The 2018 plans for the annexe were for it to be approx. 5.3m high to its roof ridge. Since then, the Council has adopted a new Local Plan in November 2022 and there have been new versions of the NPPF, which together are considered to have required higher design standards for new development.
- 4.3.7 Due to this greater emphasis on design standards, the previously approved 5.3m high ridge was now considered to be excessively high for a single storey incidental outbuilding for a dwelling, particularly due to its very visible location.
- 4.3.8 The applicant was requested to lower the ridge height of the annexe, and the plans were amended to lower the ridge height to 4.3m. This 4.3m height is now considered acceptable as the building would be smaller and less prominent, and closer in height to other nearby outbuildings. The annexe would not be similar to refused application 21/00644/FP and would not conflict with that refusal.
- 4.3.9 The annexe is considered to comply with Policy HS6 of the adopted Local Plan, and it would be an annexe as its occupation would be dependent on the main dwelling No. 12. The annexe can be required to remain as such by condition. The design is acceptable. The proposal would therefore comply with Policies HS6, D1 and D2 of the Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.10 The site for the annexe only adjoins the curtilage of one dwelling, which is No. 14 Hopewell Road next door to the site to the north. The annexe would be sufficiently far from main habitable rooms of the closest dwellings and the gardens of non-adjoining dwellings to not affect them, therefore the impacts of the annexe on the rear garden of No. 14 are the main consideration with regard to amenity.
- 4.3.11 The 2018 proposal was not considered harmful to No. 14 as the site is near the end of the garden of No. 14 and due to the existence of vegetation. This is considered to remain the case (more so as the new annexe would be 1m lower), and impacts on No. 14 are not considered harmful. The annexe would not be similar to refused application 21/00644/FP and would not conflict with that refusal. Impacts on amenity are acceptable. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.12 The annexe would increase the number of bedrooms on the site by one. The site has parking provision for at two cars, which complies with minimum parking standards. Parking provision will be acceptable, and complies with Policy T2 of the Local Plan.

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**.

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 12 Hopewell Road, Baldock, Hertfordshire, SG7 5AA.

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.

4. The external materials of the approved development shall be of a similar appearance to the main dwelling No. 12 Hopewell Road, Baldock, unless otherwise agreed in writing with the LPA.

Reason: In the interests of character and appearance. To comply with Policy D1 of the Local Plan.

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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 28 July 2025	