

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00167/FPH	Erection of detached triple garage to include store at first floor level and installation of external staircase following demolition of existing garage (as amended by plans received on 9th March 2026).	Hinxworth House New Inn Road Hinxworth Baldock Hertfordshire SG7 5HG

Submitted Plan Nos

PL12 PL37 PL36A PL33B PL35A

1.0 Policies

1.1. **National Planning Policy Framework (2024)**

Section 2 Achieving sustainable development

Section 12 Achieving well-designed places

Section 14 Meeting the challenge of climate change, flooding and coastal change

Section 16 Conserving and enhancing the historic environment

1.2. **North Hertfordshire Local Plan (2011-2031)**

Strategic Policies

Policy SP1 Sustainable development in North Hertfordshire

Policy SP2 Settlement Hierarchy and Spatial Distribution

Policy SP5 Countryside and Green Belt

Policy SP9 Sustainable design

Policy SP13 Historic environment

Development Management Policies

Policy CGB1 Rural Areas beyond the Green Belt

Policy CGB4 Existing buildings in the Rural Area beyond the Green Belt

Policy D1 Sustainable design

Policy D2 House extensions and replacement dwellings

Policy D3 Protecting living conditions

Policy HE1 Designated heritage assets

Policy HE4 - Archaeology

Policy T2 Parking

1.3 **Supplementary Planning Design (SPD)**

NHC Sustainability (2024)

2.0 **Relevant Site History**

2.1 82/01225/1 - Erection of detached double garage. Conditional permission.

3.0 **Representations**

3.1 **Press, Site and Neighbour Consultation** – None received.

3.2 **Hinxworth Parish Council** – No objection.

3.3 **HCC Archaeology** – No objection subject to condition requesting WSI. However, due to the proximity of existing buildings, my view on this is that it would be excessive to impose such a condition.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site lies on the southeast side of the village of Hinxworth and comprises of a large, detached, grade II listed two storey residential dwelling with its access off New Street Road to the west. The site boundaries are comprised of walls, trees and mature vegetation.
- 4.1.2 The locality has a semi-rural character, with a small number of dwellings and a church nearby to the southeast of the site boundary. The site is within the Rural Area beyond the Green Belt, and within the Hinxworth Conservation Area.

4.2 **Proposal**

- 4.2.1 Erection of detached triple garage to include store at first floor level and installation of external staircase following demolition of existing garage (as amended by plans received on 9th March 2026).
- 4.2.2 The amended plans seek a minor change to the siting of the proposed garage and relocation of the external staircase from the south elevation to the west elevation.
- 4.2.3 The application is supported by a combined Planning, Design, Access and Heritage Statement.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:
- Whether the proposed development would be inappropriate development in the Rural Area beyond the Green Belt for the purposes of the National Planning Policy and Local Development Plan.
 - The acceptability of the design of the proposed development and its resultant impact on the listed building and conservation area.
 - The impact the proposed development would have on the character and appearance of the property and the surrounding area.
 - The impact that the proposed development would have on car parking provision in the area.
 - The impact that the proposed development would have on the living conditions of nearby neighbouring properties.

Principle of Development in the Rural Area beyond the Green Belt

- 4.3.2 The site lies outside of any defined settlement boundary and is designated as Rural Area beyond the Green Belt within the Local Plan, where there is a general presumption against development. Policy CGB1 sets out broad typologies of development considered acceptable, one of which is d) Relates to an existing rural building. Policy CGB4 sets out similar typologies of development considered acceptable, two of which are c) The resultant buildings(s) do not have a materially greater impact on the openness, purposes or general policy aims of the Rural Area beyond the Green belt than the original building(s); and d) Any outbuilding(s) are sited as close as possible to the main building(s) and visually subordinate to them. Both Policies CGB1 and CGB4 are subject to meeting the requirements of other relevant planning policies.
- 4.3.3 I consider the proposed development to be minor and would not be contrary to the aims of acceptable development in the Rural Area beyond the Green Belt for reasons

of being related to existing buildings, scale and being subordinate to the main building. I therefore consider the proposal acceptable in principle.

Design

- 4.3.4 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*”. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.5 Following demolition of an existing detached garage to the southwest of the dwelling, the development would see the construction of a replacement triple garage sited to the south and west of the existing garage. The garage would provide for the parking of three vehicles with storage space at ground floor level for bicycles and bins with additional storage at first floor level. Access to the roof space would be provided by way of an external staircase sited on the west side flank elevation of the garage. The garage would have a width of 10.0 metres and depth of 7.0 metres with a height to eaves of 2.5 metres and to ridge of 5.9 metres. Materials would comprise of an oak frame with stained hardwood featheredge boarding to the external walls with a slate roof. Windows and doors would be aluminium.
- 4.3.6 Due to the siting, scale, form and proportions of the proposed garage in relation to the host dwelling, together with the presence of the walled site boundary, the development would not be visible from the public realm and would have no adverse impact on the street scene.
- 4.3.7 I am satisfied that the development is in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Heritage Assets

- 4.3.8 Section 16 of the NPPF sets out guidance relating to sustaining and enhancing heritage assets. In this regard, Policy HE1 of the Local Plan is consistent with the NPPF.
- 4.3.9 When considering the impact of proposed development on the significance of a designated heritage asset (in this case the Listed Building(s)), the NPPF notes that great weight should be given to the asset’s conservation; the more important the asset, the greater the weight should be.
- 4.3.10 The existing garage is of no historical or architectural merit. Furthermore, it would be positioned at a sufficient distance from the host dwelling and would therefore not result in harm to the setting of the listed building. I am satisfied that the development is in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

Archaeology

- 4.3.11 When considering the impact of proposed development on the significance of a designated heritage asset (such as archaeology), the NPPF (Section 16 – Conserving and enhancing the historic environment) notes that great weight should be given to the asset’s conservation; the more important the asset, the greater the weight should be. In this regard, Policy HE4 of the Local Plan is consistent with the NPPF.

- 4.3.12 The consultation response from the Archaeology Officer advised a WSI prior to commencement of the works. However, given the proximity of the proposed garage to existing built form, such a condition would, in my view, appear excessive.
- 4.3.13 I am satisfied that the development is in accordance with Policy HE4 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.14 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the Local Plan.
- 4.3.15 No objections have been received. However, I am mindful of the potential impact as a result of the siting of an external staircase to the west side flank elevation of the garage and the resultant impact on the neighbouring properties known as The Orchard and The Old Cottage which lie beyond the site boundary to the south. Given the relatively low eaves height of the proposed building, I am satisfied that the scale and design is acceptable. Whilst the external staircase may allow for overlooking of neighbouring properties, the southern boundary to the site comprises of a significant mature, high and dense hedgerow which seeks to ensure privacy between the properties is maintained and so I am satisfied that the proposal is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.16 The dwelling is served by sufficient off-street parking spaces which would not be affected by the proposed development and is therefore considered to be in accordance with Policy T2 of the Local Plan.

Biodiversity Net Gain (BNG)

- 4.3.17 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental Implications:

- 4.3.18 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.
- 4.3.19 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the Local Plan, which sets out that development proposals should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.20 Based on the details submitted, the proposed development, is unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP2, SP5, SP9, SP13, CGB1, CGB4, D1, D2, D3, HE1 and HE4 of the Local Plan 2011-2031 and Sections 2, 12, 14 and 16 of the NPPF.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

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.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 14 April 2026	