



Appeal Decision

Site visit made on 3 April 2024

by Nick Bowden BA(Hons) Dip TP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17 April 2024

Appeal Ref: APP/X1925/W/23/3332761

165 Weston Way, Baldock, Hertfordshire SG7 6JG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Chris Hunt against the decision of Central Bedfordshire Council.
 - The application Ref is 23/00392/FP.
 - The development proposed is the conversion of existing 3 bed house into 2 single level independent apartments - 1 x 2bed and 1 x 1bed. Construction of a new 1bed house adjoined to 165 Weston Road with garage.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. The National Planning Policy Framework (the Framework) was revised in December 2023. As the changes do not materially affect the main issues in this case, the parties have not been invited to make further comments.

Main Issue

3. The main issue is the effect of the proposed development on the living conditions of the occupants of the neighbouring property at 2 Willan Way.

Reasons

4. The appeal site comprises an end terrace property on the western side of Baldock. It approaches Letchworth Garden City and shares a similar vernacular. The existing building is characteristic of those in the locality, being built in an Arts and Crafts style featuring a large gable, render and weatherboarding under a tiled roof. Other properties in the locality are similarly styled with features from the same design movement including catslide roofs and dormer windows.
5. The site is set on a roughly triangular corner plot with the side and rear boundary being shared with 2 Willan Way. As a consequence of this arrangement, both 165 Weston Way and 2 Willan Way have relatively small rear gardens, although this is made-up-for by the generous space to the sides and fronts of both the properties.
6. The proposed extension would be located adjacent to, and in proximity to, the boundary with 2 Willan Way. It would present an imposing mass of unbroken walling and roofing to this aspect. Due to the arrangement of these two neighbouring houses, this would be directly visible from the facing rooms of 2 Willan Way and from the outdoor private garden area. The juxtaposition of the

two properties means that this new extension would appear very prominent, dominant and overbearing when viewed from this neighbour's aspect to the detriment of the living conditions of the occupants of 2 Willan Way. The proposed development therefore conflicts with policies D1 and D2 of the North Herts Local Plan 2011-2031 and the provisions of the Framework. These policies, amongst other things, seek to ensure that new development does not dominate adjoining properties.

7. I recognise there is a desire to use the proposed built form to restrict overlooking from 2 Willan Way. It is not within my remit to comment on this scheme which has already been permitted and, in any case, that proposal was clearly considered acceptable on its own merits.

Conclusion

8. The proposal conflicts with the development plan and the material considerations do not indicate that the appeal should be decided other than in accordance with it. For the reasons given above the appeal should be dismissed.

Nick Bowden

INSPECTOR