

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01715/FPH	Alterations and extension of existing pool house to create 3-bed ancillary annexe accommodation to the Pump House.	The Pump House Lane House Ley Green Kings Walden Hitchin Hertfordshire SG4 8LJ

Submitted Plan Nos

005458 4183-01 4183-02 4183-03 4183-04 P01 P02 P03 P04 P05

1.0 Policies

1.1. National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 13 – Protecting Green Belt land
- Section 15 – Conserving and enhancing the natural environment

1.2. North Hertfordshire Local Plan (2011-2031)

- SP1 Sustainable development in North Herts
- SP5 Countryside and Green Belt
- SP6 Sustainable transport
- SP9 Sustainable design
- D1 Sustainable design
- D2 House extensions, replacement dwellings and outbuildings
- D3 Protecting living conditions

2.0 Relevant Site History

05/00822/1PUD: Lawful Development Certificate : Erection of detached swimming pool enclosure. Confirmed as Permitted development 05/07/2005.

3.0 Representations

3.1. Site Notice:

- Start Date: 20/08/2024
- Expiry Date: 12/09/2024

3.2. Press Notice:

- N/A

3.3. Neighbour Notifications:

- No representations received.

3.4. **Parish Council / Statutory Consultees:**

- Kings Walden Parish Council – No comments received.

4.0 **Planning Considerations**

4.1. **Site and Surroundings**

- 4.1-1. The former pool building is located off Ley Green and is accessed via an existing private access road that serves the application site, The Pump House, and Lane House. The site is rural in character and within the Green Belt.

4.2. **Proposal**

- 4.2-1. Planning permission is sought for the conversion and extension of the former pool building into a three bedroom annex building ancillary to The Pump House located to the north west.
- 4.2-2. The proposed extensions would be single storey and flat roofed with the same eaves height as the existing building. The majority of the building will be clad in oak cladding with the east elevation remaining in brickwork. Window and door openings will be replaced with steel framed glazed units and / or aluminium framed double glazed sash windows. The main roof would remain as existing with clay tiles.
- 4.2-3. The extensions would result in 24 sqm of additional floorspace (15% increase).

4.3. **Key Issues**

- 4.3-1. The key issues for consideration include:
- Whether the principle of the proposed development would be acceptable in this location and the impact upon the Green Belt.
 - The design and appearance of the proposed development.
 - The impact of the proposed development upon the amenities of nearby neighbouring occupiers.
 - The standard of accommodation for future occupiers of the annex.
 - The impact of the development upon parking and highways safety.

Principle of the Proposed Development within the Green Belt:

- 4.3-1. Section 13 of the National Planning Policy Framework (NPPF) notes that great importance should be attached to the Green Belt and that the main aim of Green Belt policy is to keep land permanently open. Paragraph 147 states that inappropriate development should not be approved.
- 4.3-2. Paragraph 154 goes on to states that *“a local planning authority should regard the construction of new building as inappropriate in Green Belt. Exceptions to this are: the extension or alteration of a building provided it does not result in disproportionate additions over and above the size of the original building”*.
- 4.3-3. Paragraph 155 of the NPPF sets out that certain other forms of development are also not inappropriate in the Green Belt including the re-use of buildings provided that the buildings are of permanent and substantial construction.

- 4.3-.4. Policy SP5 of the North Hertfordshire Local Plan states that the Local Planning Authority *“will only permit development proposals in the Green Belt where they will not result in inappropriate development or where very special circumstances have been demonstrated”*.
- 4.3-.5. The proposed development would result in the construction of two extensions to the existing pool building that would add 24 sqm and result in an increase of 15% floorspace. It is considered that the extensions would not result in disproportionate additions over and above the size of the original building.
- 4.3-.6. The development would also reuse an existing building that is considered to be of permanent and substantial construction.
- 4.3-.7. Given the above, it is considered that the conversion of the existing building and its extension would not be inappropriate development and is therefore acceptable in principle.
- 4.3-.8. In terms of other harm to the Green Belt, in visual and spatial terms the proposed extensions would have no material impact on the openness or visual amenity of this part of the Green Belt. Consequently there is no objection to the proposed development in terms of its impact upon the Green Belt.

Design and Impact on the Character of the Area:

- 4.3-.9. 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 communities”. In this regard, Policy D1 and D2 of the North Herts Local Plan are consistent with the objectives set out within the NPPF.
- 4.3-.10. Policy D1 of the North Herts Local Plan sets out that planning permission will be granted for development proposals that respond positively to the site’s local context, create or enhance the public realm, and reduce energy consumption and waste.
- 4.3-.11. The proposed conversion and extension of the existing pool building would retain much of the existing form and incorporate the extensions well into the original building by reason of the appropriate roof form and scale.
- 4.3-.12. Materials would be high quality and include timber cladding, and the existing brick. The development would appear acceptable within the local context.
- 4.3-.13. Furthermore, the application site is well screened from the public highway limiting any potential harmful impact to the local area.
- 4.3-.14. Given the above, it is considered that the proposed development would be of acceptable design and would be in compliance with both local and national planning policies.

Impact on Neighbouring Amenity:

- 4.3-.15. 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 28 of the Local Plan and D3 of the Emerging Local Plan.
- 4.3-.16. No neighbouring objections have been received. The application site is relatively secluded and set away from other nearby neighbouring properties. Whilst facing in the direction of The Pump House to which the subject building would be an annex, the single storey height of the building would not result in any unacceptable overbearing impact of nearby property or result in any unacceptable loss of light or privacy. The proposed development would be in compliance with both local and national planning policies in terms of its relationship with adjacent dwellings.
- 4.3-.17. A condition is recommended to ensure that the use of the accommodation remains as an annex to The Pump House to ensure satisfactory living conditions for the both the occupiers and adjacent occupiers.

Standard of Amenity for the occupiers:

- 4.3-.18. The proposed development is considered to provide adequate living accommodation. Habitable rooms would benefit from access to natural light. Even though this proposal is for annex accommodation the unit would be of a sufficient size to meet the minimum standards set out in the Nationally Described Space Standards (NDSS) for a single storey building accommodating three bedrooms. No objection is raised to the standard of accommodation for future occupiers of the proposed annex.

Climate change

- 4.3-.19. It is considered that by virtue to the limited scale of the development in general terms the development would have no significant impact on local climate change.

Highways and Parking:

- 4.3-.20. The application site would be accessed via an existing private road off the public highway. Adequate parking is already provided within the courtyard to The Pump House to service the increased accommodation to this property.
- 4.3-.21. No objection is raised to the proposed developments impact upon parking and the safe operation of the public highway.

4.3-.22. Biodiversity Net Gain

- 4.3-.23. This householder application is exempt from the requirements of the biodiversity Regulations under the Environment Act 2021.

4.4. Conclusion

4.4-.1. The proposed development is considered acceptable and would comply with the necessary provisions sets out within the North Herts Local Plan 2011-2031 and the National Planning Policy Framework (2023). Recommend granting conditional permission.

4.5. **Alternative Options**

4.5-.1. None applicable.

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 The Pump House, Whitehall Road, Kings Walden SG4 8LJ

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.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 19 September 2024	