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The Old Hay Barn
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Date: 3 October 2024

GREEN BELT IMPACT STATEMENT

RE: Old Foxes Kelshall SG8 9SE

North Hertfordshire District Council planning policy allows for freestanding annexes ancillary to the main dwelling where the existing residential property is not suitable.

The existing main dwelling is not suitable for conversion to include an annexe and therefore, the only option to meet a genuine need is to construct a freestanding annexe within the grounds.

The site is located within the Rural Area Beyond the Green Belt.

1. The proposed annexe is for the use of relatives of the occupiers of the principal dwelling who are in need of specialist 'round the clock' care. Organisations such as Age UK, Marie Curie, Macmillan Support, dementia charities together with the NHS recognise the value of allowing elderly relatives in need of specialist treatment to remain within the family environment for as long as possible, both for their well-being and mental health purposes. In addition to there being persons within easy reach 24/7.
2. There are no alternative appropriate care facilities in the near vicinity, possibly due to it's rural location.
3. By remaining within the family environment, this will free-up scarce specialist resources elsewhere, allowing others to benefit.

4. It is well documented that the NHS suffers additional strain caused by elderly and infirm people 'blocking up' bed space desperately needed by others due to the person having no suitable accommodation available to them once they leave care.
5. It is also well documented that the elderly and infirm suffer from loneliness and the creation of the proposed annexe will also address this issue.
6. Knowing that their elderly and infirm relatives are living adjacent and are being cared for by the immediate family as well as visiting health professionals will enable the wider family members to be able to pursue their professional careers which will have a positive impact on wider society.

The factors set out above, including the best interests of the family, clearly outweighs any harm resulting from it, such as to constitute the Very Special Circumstances required by paragraph 144 of the NPPF.

Ted Kavanagh Planning Agent