

Supporting Statement

**PROPOSED CHANGE OF USE
OF Paddock TO
RESIDENTIAL GARDEN**

at

**THE THATCHED COTTAGE
SMITHS END LANE
BARLEY
ROYSTON
SG8 8LH**



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1.0 INTRODUCTION

- 1.1 This statement has been prepared by Sworders on behalf of the Applicant, in support of a full planning application to change the use of a paddock to residential garden at The Thatched Cottage, Smiths End Lane, Barley.
- 1.2 The site lies to the rear of the dwelling, and comprises approximately 0.4 hectares of former paddock land. The house itself is Grade II listed and sits on a residential plot of approximately 0.28 ha, with existing outbuildings, a swimming pool, pond, and landscaping. The application site forms part of the same Land Registry title as the house, owned by the Applicant.
- 1.3 The site is located just south of Barley, approximately 5km southeast of Royston. To the north of the site lies Barley Cricket Ground, to the east are paddocks/fields, and to the south and west are other neighbouring properties and gardens.
- 1.4 A public footpath (Barley 010) runs along the southern boundary of the house, then turns north to follow the western boundary of the paddock, before cutting diagonally across the Cricket Ground to the north. An application is currently underway to divert this, as discussed later.
- 1.5 The site lies outside the settlement boundary of Barley, and within the Rural Area beyond the Green Belt. The front part of the residential site falls within the Barley Conservation Area.

2.0 PLANNING HISTORY

- 2.1 There is no relevant planning history for the paddock. The most relevant planning history for the house is as follows, with an application also recently submitted for solar panels on the roof of the annexe.
 - 07/02570/1HH – Erection of detached annexe building following demolition of existing garage building. Approved 25 January 2008.
 - 07/02814/1CAC – Demolition of garage building. Approved 25 January 2008.



- 01/00797/1LB – Two storey rear extension following demolition of existing sun lounge: canopy porch and side entrance door: front entrance porch (as amended by drawing nos. 183/04A and 06A received on 25th July 2001). Approved 28 August 2001.
- 01/00798/1LB – Demolition of sun lounge, erection of two storey rear extension, canopy porch, external door, front entrance porch and internal alterations (as amended by drawing nos. 183/04A and 06A received on 25th July 2001). Approved 28 August 2001.

3.0 PROPOSAL

- 3.1 The application proposes to change the use of land from paddock to residential – to be used as family garden space. No operational development is proposed, and no changes are required to the land to facilitate this change of use.

4.0 PLANNING POLICY

- 4.1 The Development Plan comprises the North Hertfordshire Local Plan 2011-2031, adopted in November 2022, along with the Minerals and Waste Local Plans for Hertfordshire which are not relevant in this case. There is no Neighbourhood Plan for Barley.
- 4.2 The most relevant Local Plan policies for determination of this application are as follows:
- CGB1 – Rural Areas beyond the Green Belt
 - D1 – Sustainable Design
 - NE2 – Landscape
- 4.3 The National Planning Policy Framework (NPPF, December 2024) is also a material consideration.



5.0 PRINCIPLE OF DEVELOPMENT

- 5.1 The site lies outside the settlement boundary of Barley, and within the Rural Area beyond the Green Belt. However, there should be no objection to the change of use of land to residential garden, as this comprises an outdoor recreation use in accordance with Policy CGB1(f). It is noted that there is no specific Local Plan policy related to such changes of use.
- 5.2 Permission was granted for a similar garden extension at Sells Close House, High Street, Barley on 1st May 2024 (reference 24/00574/FP), and confirmed that the proposal constituted appropriate development in the Rural Area Beyond the Green Belt.

6.0 DESIGN AND APPEARANCE

- 6.1 The area of land is dictated by the extent of the existing plot. It is understood that the land has historically been used for grazing, but has not been used as such for many years, and does not benefit from any buildings on site. It is otherwise redundant, and would form a natural extension to the garden of The Thatched Cottage.
- 6.2 It is evident from aerial imagery that neighbouring plots of land to the south have been extended in residential use over time to a similar eastern boundary. The resulting garden area will not be excessive in comparison to neighbouring properties, which generally sit on substantial sized plots. Further, to the north of the site lies the Barley Cricket Ground, which shares the same boundary extent to the east. Beyond this to the east are larger paddocks/fields under separate ownership.
- 6.3 No changes are proposed to the site. It is already enclosed by post and rail fencing, and mature vegetation. No further landscaping should therefore be necessary. Given these established, defensible boundaries, the change of use will not encroach into open countryside beyond. Further, no harm will arise to surrounding landscape character, in accordance with Policy NE2. It is noted that Permitted Development rights for outbuildings would not apply to the land, as it does not form part of the curtilage of the dwelling. Any future development on the site would therefore be subject to a planning application and considered on their own merits.



- 6.4 The proposal will have no impact on the setting of the listed building, or Conservation Area. Nor will it have any effect on any archaeological remains.

7.0 RIGHTS OF WAY

- 7.1 There is an existing public footpath (Barley 010) that currently runs to the south of the house before turning north to follow the western boundary of the paddock, and then crossing the Cricket Ground in a diagonal manner. The footpath therefore currently splits the Applicant's land in two.

An application is currently underway with HCC to divert this footpath to follow the southern boundary of the paddock, before turning north to follow the eastern boundary of the paddock and Cricket Ground to join existing footpath Barley 009. A copy of the Diversion Plan is enclosed at Appendix 1. Whilst the proposed diversion would improve the amenity of the garden area, it is not required in order to facilitate this change of use.

8.0 OTHER MATTERS

- 8.1 The proposal will have no impact on neighbouring amenity, parking or highway safety, nor will there be any further environmental implications.

9.0 CONCLUSIONS

- 9.1 In summary, this proposed change of use will provide the Applicant with a larger family garden that follows the boundary of neighbouring plots to the south, and the Cricket Ground to the north. The land is otherwise redundant for grazing purposes. The change of use will cause no harm to the character or appearance of the surrounding area or landscape, nor will it encroach into open countryside. Further, no harm will arise to the setting of heritage assets, or neighbour amenity.
- 9.2 In the absence of any harm, Officers are respectfully requested to grant planning permission, subject to conditions as deemed reasonable and necessary.



APPENDIX 1

Barley 010 diversion plan

Diversion Plan Barley 10

