

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00380/FPH	Erection of ancillary outbuilding and terrace, following demolition of existing outbuilding.	Sperrins Farm Kimpton Bottom Kimpton Hitchin Hertfordshire SG4 8EU

Submitted Plan Nos

02 210

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SP5	Countryside and Green Belt

2.0 **Site History**

- 2.1 22/01749/FP: Change of use of existing paddock area to residential garden. Side porch extension, replacement roof and alterations to fenestration of main dwelling. Granted

3.0 **Representations**

- 3.1 Site Notice / Adjoining residents: No replies received
- 3.2 Kimpton Parish Council : No comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.2 Sperrins Farm is a two storey dwelling previously converted from a barn. The site is set back from the public highway and is well screened from views given the existing vegetation and with the main building being recessed into the land. The site includes an L-shaped outbuilding to the front and side of the dwelling, garden to the front of the site,

gated access, and a small paddock / agricultural land to the rear accessed via steps. The site is situated within the Green Belt. The outbuilding is currently used as domestic storage.

4.2 **Proposal**

4.2.1 Erection of ancillary outbuilding and terrace, following demolition of existing outbuilding.

The proposal outbuilding would measure 11.5 metres in width, 18.3 metres in length, as an L shape with span width of 5.5 metres with a shallow pitched roof height of 4 metres. The building would provide for two home office rooms, a gym room, shower room and games room, all as ancillary uses to the main dwellinghouse. Materials are proposed of dark coloured composite cladding to the elevations, with a slate grey colour tiled roof. Fenestration is proposed in black aluminium frames. The building would be located in the same position as the current building, as denoted on the proposed site plan, together with a terrace area. Several trees will require removal to enable outlook from that side of the building, as denoted on the site plan.

The replacement building would be in the same domestic use.

4.3 **Key Issues**

4.3.1 Green Belt policy

4.3.2 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 153 states that inappropriate development should not be approved. Paragraph 154 goes on to states that “development in the Green Belt is inappropriate unless one of the following exceptions applies’ The exceptions include: ‘the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces’

4.3.3 In this case there is only a marginal increase in floorspace – from a footprint of 124 sqm to 134 sq metres and a reasonably modest increase in volume (35%). There would also be a marginal increase in height from 3 metres to 4 metres. The new building would be built largely on the same footprint of the existing building and would be of the same overall design and shape including shallow pitched roof. It is my view that taking into account these factors and the generally limited increase in overall size of the building that the proposal would not result in a materially larger building than the one it replaces. Therefore the proposal would not be inappropriate development.

4.3.4 In terms of other harm to the Green Belt visually the proposed building, by reason of its appropriate rural materials and design would have no adverse visual impact. In spatial terms the proposed building is acceptable given its similar siting to the existing building.

4.3.5 The proposal would also include the addition of decking to the front of the replacement outbuilding. Given the relatively small scale of the decking area proposed and relationship with existing land levels on and around the site, it is considered that the decking would not harm the openness or purposes of the Green Belt.

4.3.6 I conclude that the proposed development would be acceptable in terms of Green Belt Policy set out in the NPPF and would be in accordance with Local Plan Policy SP5.

4.3.7 Design and Appearance

4.3.8 The objectives of the NPPF include those seeking to secure high quality design and a good standard of amenity (Section 12 – Achieving well-designed places). In this regard, Policy SP9 and D1 are relevant and consistent with the NPPF.

4.3.8 The works to the application site are considered acceptable. The materials would enhance the appearance of the application property within the locality.. The fenestration proposed would be appropriate and not harm the character and appearance of the application site within the locality. The proposal would comply with both local and national planning policies

The removal of the conifer trees at the front of the building is considered acceptable. They are a non-native species that do not contribute to the character of the area and their removal would be required in any event in order not to affect foundations and the reasonable enjoyment and practical use of the outbuilding.

4.3.9 Impact on neighbouring properties

4.3.10 In regard to any impact upon the living conditions of nearby occupiers, due to significant distance away, no neighbouring properties would be unaffected. It is therefore considered that no harm would result from any loss of light, privacy or dominance for any neighbouring occupiers. The proposal will be consistent with Policy D3 of the Local Plan.

4.3.11 Parking and access

4.3.12 Access is unaffected by the proposal. Ample parking provision will remain to the driveway area in front of the new building, together with ample sized turning area for occupier and delivery vehicles, to exit the site in forward gear to the highway.

4.3.13 Climate change and BNG

4.3.14 This householder development is exempt from the BNG Regulations. The limited scale of the development means that it is unlikely to have any adverse impact on local climate change.

4.4 **Conclusion**

4.1 The proposal is acceptable in planning terms.

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 Sperrins Farm, Kimpton Bottom

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.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 2 April 2025	