NORTH HERTFORDSHIRE DISTRICT COUNCIL

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13th March 2018

Mr J Chettleburgh
Daneshill House
Danestrete
Stevenage
Herts
SG1 1HN

Our Ref : 18/00553/ADJ

Contact : Tom Donovan
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Dear Mr Chettleburgh,

Adjoining Authorities Consultation: Erection of replacement dwelling
NORTH HERTS DISTRICT COUNCIL: ADJACENT AUTHORITY: CONSULTEE ONLY
Courtlands, Todds Green, Stevenage, Herts

I write with reference to the above application which you have kindly consulted us on.

The site is currently in the Green Belt and the Stevenage Borough Local Plan 2011-2031 does not appear to propose to alter this designation. As such, you will no doubt be minded to consider the provisions of Section 9 of the National Planning Framework.

In line with paragraph 90 of the Framework, the replacement of a building may be inappropriate development provided it is in the same use and not materially larger than the one it replaces. The existing building is only single storey and although the proposal would not represent a significant extension in terms of footprint, it is my view that the proposed building would be materially larger. As such, the proposal would be inappropriate development. Moreover, due to the height of the replacement building, it is my view that harm would also be occasioned to the openness of the Green Belt.

The proposal would be inappropriate development in the Green Belt and would harm openness. I see nothing in the submission which indicates the very special circumstances required to outweigh the identified harm, to which substantial weight should of course be attributed.

On behalf of North Hertfordshire District Council I therefore raise an **OBJECTION** to the proposal due to a conflict with the provisions of Section 9 of the NPPF and Policy SP10 of the Emerging Local Plan. I do not consider that we would likely raise any objection to a scheme which is not materially larger than the existing dwelling.

Yours faithfully,



Simon Ellis
Development & Conservation Manager