

Proposed change of use from paddock to residential garden amenity land Mill Stream Barn, Purwell, Hitchin.

Introduction

This statement and application have been prepared on behalf of the owners and applicants to support the application for the change of use from paddock to residential garden amenity to the property known as Mill Stream Barn.

Context and proposal

The parcel of land which comprises a small paddock is located directly adjacent to the garden and nestled between the drive and garage block to the main property. Mill Stream Barn forms part of a small established group of dwellings located off Purwell Lane set within designated Greenbelt. Mill Stream Barn together with the directly adjacent property comprises a small cluster of built form, ranging from the main dwelling houses to a garage block and drive and access lane.

The paddock area of land is located directly adjacent to the existing residential garden and accessed via the same gated entrance. Given that the existing garden associated with the main property is very modest in relation to the dwelling house, the owners wish to incorporate and use the paddock as an extension to the existing garden. Whilst it is acknowledged that the land is located within the Greenbelt, its relationship and location is effectively within the curtilage of the main dwelling and associated buildings.

Section 13, Para 154 of the NPPF which is concerned with protecting the Greenbelt states:

Development in the Green Belt is inappropriate unless one of the following exceptions applies:

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

The parcel of land together with the main dwelling is largely surrounded by open countryside and paddocks which would not be affected and therefore retain the openness of the area. Given the location, character and intended use of the land, it is considered that the proposed change of use would not harm the openness or character of the Greenbelt and therefore accords with the NPPF policy.

Image showing proposed change of use land in context



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