

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01711/FPH	Installation of electric gates and associated brick piers to existing vehicular access, including pedestrian side gate. Erection of timber clad shed with associated 1.8m high timber fencing and installation of gates to the area south of the gym.	Mill Corner Farm Jacksons Lane Reed Royston Hertfordshire SG8 8AB

Submitted Plan Nos

PL01 PL20 PL21

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

Section 15 – Conserving and enhancing the natural environment

Section 16 – Conserving and enhancing the historic environment

1.2 **North Hertfordshire Draft Local Plan 2011-2031**

Policy SP1 – Sustainable Development in North Herts

Policy SP9 - Design and sustainability

Policy SP13 – Historic environment

Policy CGB1 – Rural area beyond the Green Belt

Policy CGB4 – Existing buildings in the Rural Area Beyond the Green Belt

Policy D1 – Sustainable Design

Policy D2 – House Extensions and Replacement Dwellings

Policy D3 – Protecting Living Conditions

Policy HE1 – Designated heritage assets

2.0 **Site History**

2.1 21/03003/FPH - First floor side and single storey side extension to include basement, and replace existing rear rooflights with a dormer to facilitate conversion of loft space into habitable accommodation following demolition of existing detached side elevation lean-to and removal of boiler and oil tank. Conditional Permission.

2.2 22/02565/FPH - Development A: First floor side and single storey side extension and insertion of rear dormer window to facilitate conversion of loft space into habitable accommodation (as a variation of planning permission 21/03003/FPH granted 17.12.2021). Conditional Permission.
Development B: Erection of single storey extension adjoining existing garage to provide home gym. Refused.

2.3 22/03153/FPH - Erection of single storey front extension adjoining existing garage to provide home gym (as a resubmission of Development B of planning permission 22/02565/FPH which was refused on 15.11.2022). Conditional Permission.

- 2.4 23/01027/FPH – Variation of 22/02565/FPH to form pitched roof over side extension and installation of 2 x rooflights (as amended by plans received on 21st June 2023). Conditional Permission.
- 2.5 23/02751/S73 – Variation to Condition 2 (Approved drawing numbers. Removal: To substitute amended plans to include the installation of two additional velux windows on the front elevation. Update revision numbers of approved drawing numbers to PL15-C and PL17-E) of planning permission reference 23/01027/FPH granted on 24.07.2023 for Variation of 22/02565/FPH to form pitched roof over side extension and installation of 2 x rooflights (as amended by plans received on 21st June 2023). Conditional Permission.
- 2.6 24/00554/S73 – Variation of Condition 2 (revised plans) of planning permission 23/02751/S73 granted on 28/02/2024 for Variation to Condition 2 (Approved drawing numbers. Removal: To substitute amended plans to include the installation of two additional velux windows on the front elevation. Update revision numbers of approved drawing numbers to PL15-C and PL17-E) of planning permission reference 23/01027/FPH granted on 24.07.2023 for Variation of 22/02565/FPH to form pitched roof over side extension and installation of 2 x rooflights (as amended by plans received on 21st June 2023). Conditional Permission.

3.0 **Representations**

3.1 **Press, Site and Neighbour notifications** – None received.

3.2 **Reed Parish Council** - No objection.

3.3 **HCC Highways** – No objection subject to informatives.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Mill Corner Farm is a detached three bedroomed property within a rectangular site which is located within the Reed Conservation Area and within the Rural Area beyond the Green Belt. The property is set back a significant distance of approx.. 50m from the highway and the western flank boundary runs parallel with the flank boundary of no. 2 Rose Villas and the rear boundary of no. 7 Brickyard Lane. The rear and eastern flank boundaries face onto open farmland.

4.1.2 It appears that the owner has installed an ASP to the front of the extended building and I have advised the agent that a separate application will need to be submitted in respect of this.

4.2 **Proposal**

4.2.1 Installation of electric gates and associated brick piers to existing vehicular access, including pedestrian side gate. Erection of timber clad shed with associated 1.8m high timber fencing and installation of gates to the area south of the gym.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design, Appearance and Impact on the Conservation Area:

4.3.2 Within a Conservation Area, the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of the Listed Building and Conservation Areas Act (1990). Furthermore, Section 16 (Conserving and enhancing the historic environment) of the NPPF sets out guidance relating to sustaining and enhancing heritage assets. In this regard, Policy HE1 of the NHLP is consistent with the NPPF.

4.3.3 The objectives of the NPPF also include Section 12 (Achieving well-designed places) and Section 15 (Conserving and enhancing the natural environment). In this regard, Policies D1, D2, CBG1 and CGB4 of the NHLP are consistent with the NPPF.

4.3.4 When considering the impact of proposed development on the significance of a designated heritage asset (such as a Conservation Area), the NPPF notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be.

4.3.5 The application seeks to install electric timber gates and associated brick piers to the existing vehicular access. The existing vehicular access is set back from Jackson's Lane with the proposed development being set back further and by a minimum of 6.0m. Both the gates and brick piers would be 1.8m in height albeit with coping stone above both piers raising this slightly. The gates would be timber with brick piers constructed of red facing brickwork. A pedestrian access gate to a height of 1.2m is also proposed to the western side of the vehicular access. Additional works include the erection of a timber shed which would be sited to the south of the existing gym. Access to the shed would be provided through a set of double gates which would link to a new footpath formed around the perimeter of the gym building. The shed would be screened by the erection of a short stretch of 1.8m high close boarded timber fencing and the planting of a new copper beech hedge which would link up to the existing hedge to the southwestern boundary. Further planting of a copper beech hedge is proposed to the east of the gym and alongside the proposed footpath and so providing some additional screening to the west of the gym.

4.3.6 HCC Highways have confirmed they have no objection to the proposed gates and associated piers. In design terms the proposed development is of a minor scale with no visual harm to the streetscene and no materially greater impact on the openness, purposes or general aims of the Rural Area beyond the Green Belt and is acceptable.

Impact on Neighbouring Properties:

- 4.3.7 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.8 I am satisfied that the proposed works are of a minor scale and will not impact on existing residential amenity.

Highways and Parking:

- 4.3.9 HCC Highways have not raised any objections to the proposed development.

Environmental Implications:

- 4.3.10 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is compliant with Policies SP1, SP9, SP13, CGB1, CGB4, D1, D2, D3 and HE1 of the NHLP 2011-2031 and Sections 12, 14, 15 and 16 of the NPPF 2021.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

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.

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.

Informative/s:

AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence.

Further information is available via the County Council website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN2) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the

Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 17 September 2024	