

North Herts District Council
Planning Department
Sent via Planning Portal

29th August 2024

Proposed development: Erection of annexe building, following demolition of detached garage

Site: Heston Paddocks, Drivers End, Codicote SG4 8TR

Dear Sir / Madam,

An application for householder planning permission is hereby submitted via the Planning Portal, for the above various alterations, garage conversion and side extension to replace side porch.

The application comprises of the following documents:

- Application Form

Drawings:

- 1589_YPUK_P001 - P3 - Site Location Plan
- 1589_YPUK_P002 - P3 - Existing Block Plan
- 1589_YPUK_P003 - P3 - Proposed Block Plan
- 1589_YPUK_P004 - P3 - Existing Plans and Elevations
- 1589_YPUK_P005 - P4 - Proposed Plans and Elevations

The site comprises a detached, two storey dwellinghouse, located in the Green Belt within the hamlet of properties in Drivers End, near Codicote. The site contains no listed buildings and is not located within a Conservation Area.

Director: James E Gran BA (Hons) MA MRTPI

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Company No: 10924830

The proposed annexe would replace the existing detached garage. The new building would measure 8 metres in length (with a further 1.6 metre roof overhang) and by 5.3 metres in width. The pitched roof ridge height would be 4.15 metres.

In regard to the Green Belt, the dwelling has been previously extended but the current garage is detached from the dwelling by several metres to the side garden area. The replacement new annexe would be under a 40% increase in length from the existing garage, with the same ridge height and width.

The building would therefore form an exception under Green Belt policy as the building is in the same use, being an ancillary outbuilding to the main dwelling and, would not be materially larger than the existing building.

Were it to be considered to not accord with local and national Green Belt policy, the very special circumstances in this case are that there is a significant fallback position of almost the same building being able to be built as permitted development in this very similar location on the site.

The building would only need to be 15cm lower in ridge height and located 2 metres away from the boundaries, for the building itself to be permitted development. This forms a highly realistic and valid fallback position, to which significant weight should be afforded.

The works are considered to have no adverse impact upon the character and appearance of the area, from the high-quality design and materials, with no harm to Green Belt openness or the purposes of including land in the Green Belt.

The need for the annexe accommodation is for the father in law of the applicant, who is now elderly and in need of daily care. He can be provided this care in a partly

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independent setting but as one family planning unit and can be easily monitored by the applicants from the main dwelling.

The standard annexe condition is welcomed in this regard, for the ancillary accommodation to remain as such. This is commensurate with other annexe buildings in the local area and District, being closely related to the dwelling and of a modest size and entirely in proportion with the host dwelling.

In regard to any impact upon the living conditions of nearby occupiers, there would be no adverse impact. This is due to the proposed annexe being set well away from other properties. No alterations to the site access or parking are proposed, with several spaces provided on site.

The building is considered to be of an appropriate size, design and materials, causing no harm upon the character of the area or the visual amenity of the street scene.

The scheme accords with the North Herts Local Plan and the provisions of the NPPF – Sections 12 and 13. As such, the proposal is acceptable for the grant of planning permission accordingly.

Please contact me should you require any further information.

Yours sincerely,

James Gran

Director

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