DELEGATED FILE NOTE

CASE OFFICER: ...Jo Cousins.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00602/FPH	Two storey extension to north elevation and single storey extension to south elevation	Thrift Farm Baldock Road Therfield Royston Hertfordshire SG8 9NN

Submitted Plan Nos

1538/01A 1538/02 1538/03 1538/16A 1538/17A 1538/18C 1538/19B 1538/30A 1538/31A 1538/32B 1538/33B

1.0 Policies

LP6	Rural Areas Beyond the Green Belt
LP28	House Extensions
LP30	Replace or Extension Dwellings Countrysi
LP57	Residential Guidelines and Standards
SECT7	Requiring Good Design
XCGB1	Rural Areas Beyond the Green Belt
XCGB4	Existing Rural Buildings
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 Site History

2.1 Permission granted in 2003 for a two storey extension to provide three bedrooms, kitchen, dining area and education room for paying guests and a single storey side extension and entrance porch.
The single storey elements were constructed.

2.2 Permission granted in April 2016 for a two storey extension to the north elevation - see 16/00401/1HH.

3.0 Representations

3.1 Therfield Parish Council – no comments received.

4.0 Planning Considerations

4.1 **Site & Surroundings**

4.1.1 Thrift Farm is located on the south side of the A505 to the west of Royston. Access to the farm road and the adjoining stud, stables and training facility (in separate ownership) is directly from the A505, opposite the Horse and Groom Public House. The farm buildings and dwellings are some 250 metres distant from the road and the dwelling the subject of this application is well screened by existing planting. On the eastern side of the dwelling the ground rises and there is a significant tree belt. To the west at a slightly lower level are the main farm buildings and agricultural workers cottages. Within the curtilage of the farmhouse itself, the garden with its undulating grassed areas is also reasonably planted with trees and shrubs. The property is surrounded by arable fields and some grazing land.

4.2 **Proposal**

4.2.1 The application site benefits from permission for a a two storey extension to the north side of the dwelling 10.5m long by 6.3m wide to provide an entrance hall, relocated staircase, ground floor snug/bedroom with a landing area and guest bedroom with en-suite above. This current application seeks permission for a smaller two storey addition in this location on the north elevation 6.3m wide by 3m deep to provide an entrance hall and relocated staircase to the first floor. This would allow for a re-arrangement of the existing accommodation.
The addition would have a hipped roof with a ridge lower than the parent building. Drawing 1538/19B illustrates the proposed landscaping of the site but unlike the previous application this addition would a far less onerous impact upon the garden area around the dwelling. The addition has been designed to 'pick-up' the features of the existing dwelling and would be finished using materials to match the parent building (red facing brick and blue/grey roof slates).

4.2.2 Added to this application is a proposed single storey addition to the south elevation extending the existing utility area by 4.5m in depth and 3.5m in width. The addition would be set in by 400mm from the single storey office wing to the west elevation to appear subservient to that structure. A hipped roof would be used to follow that over the existing utility area.

4.2.3 The site benefits from good off-street parking provision which would be more than satisfactory to meet the current local standard of provision for a four bedroom property.

4.3 **Key Issues**

4.3.1 The key issues are the impact on the rural character of the area taking into account the size of the extension, design and appearance and impact on any neighbouring property.

4.3.2 <u>Visual Amenity</u>
The application site is located in the rural area beyond the Green Belt. Policy 28 and 30 are relevant to house extensions with Policy 30 applying in this instance as the property is outside a village (emerging policies D2 and CGB4 are also relevant but at this stage of the Plan carry limited weight). The Policies seeks amongst other things, to prevent extensions that would be harmful to the street scene or result in development that would be poorly related to an existing dwelling and its surroundings.

4.3.3 The proposed two storey extension is not dissimilar from that previously approved

here and reduces the bulk considerably. The small single storey element would read against the existing building and would have a minor visual impact upon the existing building. Overall, the current proposal when considered in the light of current policy is of a scale and design that complements the existing building. The development would be visually contained by existing extensive boundary landscaping and would not significantly impinge upon the more open views of this property from the south-east from open farm land. The proposed extensions would not have such a significantly greater impact on the appearance of the dwelling to justify a reason for refusal. I therefore consider that the proposal would not be contrary to the provisions of Policy 30 of the current local plan.

4.3.4 Residential Amenity

With regard to this issue I do not consider that there would be any negative impact on the amenity of any neighbouring properties.

The proposals are to a relatively isolated dwelling with the nearest properties being 1 & 2 Thrift Farm Cottages to the rear of the farm buildings and the dwelling associated with the Kings Ride Stables. These properties would not be affected by the development due to the distance and relationship here. I am therefore of the view that the objectives of the current development plan policies would not be prejudiced by the proposal.

4.3.5 I have considered the need to impose further conditions here, particularly materials as this involves a two storey addition. However the previous extension is acceptable so a reasonable match should be attainable.

4.4 **Conclusion**

4.4.1 The proposed extensions would not be contrary to Policy 30 of the local plan and are therefore acceptable in planning terms. In the circumstances I have framed a favourable recommendation accordingly.

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 (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 8 May 2018	