DELEGATED FILE NOTE

CASE OFFICER: ...Sam Dicocco.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00707/FPH	Replacement timber shed in rear garden.	75 High Street Barkway Royston Hertfordshire SG8 8EB

Submitted Plan Nos

Location Plan; Site Plan; Proposed Elevations; Proposed Site Plan

1.0 Policies

LP6	Rural Areas Beyond the Green Belt

LP57	Residential Guidelines and Standards
SECT7	Requiring Good Design
SECT12	Conserving and enhancing historic enviro
XCGB4	Existing Rural Buildings
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 **Site History**

2.1 83/01925/1 - Erection of two storey rear extension – Conditional Permission 16/01/1984

2.2 88/01692/1 - Rear conservatory – Conditional Permission 25/11/1988

2.3 90/00200/1 - Single storey rear extension – Conditional Permission 06/04/1990

2.4 92/01375/1 - Conversion and extension of barn to provide self-contained elderly persons annex. (In accordance with amended drawing received by Local Planning Authority on 25.2.93) – Conditional Permission 19/04/1993

2.5 94/00291/1HH - Single storey side extension, retention of conservatory (as amended by plans received 10.08.94) – Conditional Permission 01/12/1994

2.6 95/00106/1HH - Garden shed, two sections of new wall and rebuild existing garden wall (as amended by plan received 28.03.95) – Conditional Permission 29/03/1995

2.7 98/01500/1 - Continued use of land as part of garden and retention of storage building and pond – Conditional Permission 22/12/1998

2.8 00/01917/1 - Change of use of existing residential annexe to a separate and self-contained two bedroom dwelling. Formation of vehicular access onto Burns Lane with

provision of two parking spaces and erection of 1.8m high close boarded fence – Conditional Permission 22/02/2001

3.0 **Representations**

3.1 Royston Town Council – No objection

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies partially within an archaeological area, a Conservation Area, the selected village of Barkway and a rural area beyond the Green Belt. The proposed replacement shed would be located to the far east of the site. The part of the site to which this application relates lies within a rural area beyond the Green Belt.

4.1.2 The site contains the residential dwelling, and grade II listed building 75 High Street and its residential and listed building curtilage. In accordance with the planning history, the change of use of land to the east of the residential dwelling and listed building to be used as garden land associated with the occupants of the dwelling. The extended garden contains a pond as well as a storage building towards the east extent of the site.

4.2 **Proposal**

4.2.1 The application seeks permission for the erection of a replacement shed in the same location as the existing storage building. The proposed shed would be similar in width, with a greater depth than the outbuilding which it is proposed to replace.

4.3 **Key Issues**

4.3.1 The proposed outbuilding requires planning permission by reason of its height and proximity to the boundary of the property, but, first and foremost, it requires planning permission as the outbuilding would not be within the residential curtilage of a dwelling. Furthermore, by reason of the limited size of the outbuilding, and distance from the listed building within the site, and any other surrounding heritage assets, it is not considered that the proposal would affect the setting of any nearby heritage assets, including the Conservation Area.

4.3.2 By reason of the distance from the residential dwelling to which the proposal associates, the outbuilding would not reasonably be considered an adjunct to the dwelling, and thereby is not considered to be an ‘extension’. As a result, the Saved Local Plan is relatively silent on the proposal, with only policy 57 giving general residential guidelines and standards.

4.3.3 The replacement outbuilding would not impact on the character of the sites surroundings by reason of its location and size. The outbuildings design would be typical of a residential outbuilding not uncommon in the surrounding area. The proposal would not have a large landscaping impact, and would not cause harm to the living conditions of the occupiers of adjoining properties.

4.3.4 The 2011-2031 Proposed Submission Local Plan assists in terms of assessing the impact of the development on the rural area beyond the Green Belt. Policy CGB4 suggests the replacement of existing rural buildings will be granted where the resultant building would not have a materially greater impact on the openness, purposes and

general policy aims of the rural area beyond the Green Belt. Although the replacement outbuilding would be materially larger in footprint, it would not have a materially greater impact on the openness and purposes of the rural area beyond the Green Belt. This is due to the replacement outbuilding remaining limited in height and scale within its context and immediate residential surroundings.

4.4 **Conclusion**

4.4.1 The proposed replacement outbuilding would preserve the setting of nearby heritage assets, maintain the character of the sites surroundings, not have a materially greater impact on the openness of the rural area beyond the Green Belt and respect the living conditions of the occupiers of adjoining premises. Accordingly, the proposal complies with the provisions of the local development plan.

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 	Development Management North Hertfordshire District Council Council Offices Gernon Road

Simon Ellis Determining Officer	Letchworth Herts SG6 3JF
Date: 15 May 2018	