DELEGATED FILE NOTE

CASE OFFICER: ...Richard Tiffin.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01196/FPH	Rear conservatory	The Haybarn Southern Green Farm Southern Green Rushden Buntingford Hertfordshire SG9 0SX

Submitted Plan Nos

Location Plan; 004A; 006; 007

1.0 Policies

LP28	House Extensions
SECT7	Requiring Good Design
XD2	Hse Extns,Replacement Dwells,Outbuilding

2.0 Site History

2.1 The application building was subject to an application for a lawful development certificate to establish its use as a playroom and swimming pool / garage and storage, associated with the applicant's former property 'Haybarn'.

2.2 Permission was then granted retrospectively for the conversion of the property to a dwelling now known as 'Rose Cottage'. Permitted development rights were withdrawn.

3.0 Representations

3.1 **Parish Council** – No comment received

3.2 **Local Residents** – Concerns expressed about domestication in public views / materials. It was suggested that these concerns would be addressed if the structure was not constructed in white UPVC.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site is an existing barn within a complex of barns known as Southern Green Farm. This complex exists on the edge of the small hamlet of Southern Green.

4.2 Proposal

4.2.1 The proposal seeks permission to erect a very modest lean-to style conservatory / green house structure in the angle on the rear (east) elevation. The building would measure 4x3m and is specified in UPVC.

4.3 Key Issues

4.3.1 The key issue in this case centres on the degree to which this structure would be harmful to the visual amenities of the area given the predominate agrarian character.

4.3.2 I do accept the general criticism that domestic structures such as this can betray the appearance of farm buildings converted to dwellings. However, there must be a sense of proportion applied in these cases. The proposed conservatory is very modest and tucked into the corner formed by the main barn and a single storey timber boarded extension In the circumstances I can not see that refusing planning permission serves any public interest. This said I do think the conservatory should be constructed in a material which does not jar with the principal building and in this regard I have recommended a condition requiring the frame to be constructed in a material / colour to match the boarded extension.

4.4 **Conclusion**

4.4.1 That permission be granted subject to standard conditions and one specifically requiring the frame to match the boarded extension (not white).

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.

3. The frame of the structure hereby approved shall be constructed in a material the colour of which shall be black/ dark brown to match the boarded single storey element forming the left hand wall of the proposal as viewed from the garden.

   Reason: To ensure that the extension does not give rise to an overly domestic appearance in this countryside location.

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  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 15 June 2018	