

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02251/FPH	Erection of detached front garage including storage space and insertion of rear solar roof panels	Deblins Green Pirton Road Holwell Hitchin Hertfordshire SG5 3SS

Submitted Plan Nos

Existing Location Plan Proposed Location Plan 1 Proposed Floor Plan 2 Proposed Elevations

1.0 Policies

SP6 Sustainable transport

SP8	Housing
T2	Parking
CGB1	Rural Areas beyond the Green Belt.
CGB3	Rural workers dwellings
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN9	Promoting sustainable transport
SP5	Countryside and Green Belt

2.0 **Relevant site history**

- 2.1 17/01894/1HH - Single storey rear extension – Approved 15/09/17.
- 2.2 81/01774/1 - Erection of detached garage – Refused 20/01/82.
- 2.3 81/01218/1 - Erection of single storey side extension – Approved 28/08/81.
- 2.4 79/00289/1 - Erection of single storey side extension to garage – Approved 23/02/79.

2.5 76/01512/1 - Erection of a single storey rear extension – Approved 08/12/76.

3.0 **Representations**

3.1 **Ecologist** – No comments to make.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached bungalow with a pitched roof. The dwelling is in an area of low density residential and semi-rural character, being on the southern edge of Holwell adjacent to open countryside. The site is within the Rural Area beyond the Green Belt.

4.2 **Proposal**

4.2.1 The erection of a detached triple garage outbuilding with a pitched roof at the front of the site, which would have solar panels on its rear roof slope.

4.3 **Key Issues**

4.3.1 The key material considerations are whether the development is acceptable in principle, design, neighbour amenity, and parking.

Principle

4.3.2 The site is an existing building in the Rural Area beyond the Green Belt (RA). The most relevant Local Plan Policy is CGB4, which states:

- a) Planning permission for the re-use, replacement or extension of buildings in the Rural Area beyond the Green Belt will be granted provided that:*
- b) Any existing building to be converted for re-use does not require major extension or reconstruction;*
- c) The resultant building(s) do not have a materially greater impact on the openness, purposes or general policy aims of the Rural Area beyond the Green Belt than the original building(s); and*
- d) Any outbuilding(s) are sited as close as possible to the main building(s) and visually subordinate to them.*

This Policy is linked to Policy CGB1, which states:

In the Rural Areas beyond the Green Belt, as shown on the Policies Map, planning permission will be granted provided that the development:

- a) Is infilling development which does not extend the built core of a Category B village;*
- b) Meets a proven local need for community facilities, services or affordable housing in an appropriate location;*
- c) Is strictly necessary for the needs of agriculture or forestry;*
- d) Relates to an existing rural building;*
- e) Is a modest proposal for rural economic development or diversification; or*
- f) Would provide land or facilities for outdoor sport, outdoor recreation and cemeteries that respect the generally open nature of the rural*

area.

- 4.3.3 Policy CGB4 is the key Local Plan Policy to assess whether the principle of the proposed development is acceptable in the RA. Of that Policy, part b) is not relevant to the current proposal. Parts c) and d) state:

c) The resultant building(s) do not have a materially greater impact on the openness, purposes or general policy aims of the Rural Area beyond the Green Belt than the original building(s); and

d) Any outbuilding(s) are sited as close as possible to the main building(s) and visually subordinate to them.

The general policy aims of the RA is set out in Local Plan Policy SP5 (d), which states:

We support the principles of the Green Belt and recognise the intrinsic value of the countryside. Green Belt and Rural Areas Beyond the Green Belt are shown on the Policies Map. We:

d) Will operate a general policy of restraint in Rural Areas beyond the Green Belt through the application of our detailed policies.

- 4.3.4 The proposed outbuilding will be a larger garage outbuilding for a dwelling, however it will clearly be smaller than the existing dwelling and is considered would be visually subordinate to it. It is considered that the proposed siting is acceptable as it will allow access from the driveway and would be as close as possible without compromising the existing dwelling and its main garden and parking areas. The proposal is considered to comply with d) of CGB4.
- 4.3.5 The proposal would be a new building within the site that would be closer to the front of the site and more visible than the existing bungalow. The site is however part of the main core of Holwell which has a residential character, and the two nearest dwellings to the north both have outbuildings forwards of their front elevations. In this context it's not considered that the proposed outbuilding will be harmful to this part of the RA, as it will appear congruent with the existing residential character of the area. The proposal is considered acceptable in principle, and complies with Policies CGB1 and CGB4 of the Local Plan.

Design

- 4.3.6 The design would be simple and would reflect that of the host bungalow, and is acceptable. The garage would be 5m high, which is higher than the 4.5m host dwelling. In this case this isn't considered unacceptable due to the much smaller overall size of the proposed building compared to the main dwelling, the difference in height between the proposed garage and host dwelling would be small, and its proposed siting SE of the dwelling where it will be viewed more in the context of the undeveloped land to the south and the garden of the dwelling to the west. The outbuilding would not be considered to appear excessively large in relation to the host dwelling and the site, with its location in the site being acceptable.
- 4.3.7 The two closest dwellings to the north of the site, Harvest Farm and Finchden, both have detached outbuildings at the front of their sites, with the outbuilding in Harvest Farm being of a comparable size to that proposed. The impacts of the proposed outbuilding on the street scene are however considered smaller as it will be side-on to the street, set back further from the front, and obscured by fencing and vegetation.

The design is considered acceptable. The proposal complies with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.8 The proposed outbuilding would not be adjacent to any neighbours, with Harvest Farm to the north being too far away to be affected. The use would be as a garage, which would not raise any noise amenity issues. As such, the proposal is not considered harmful to amenity. The proposal complies with Policy D3 of the adopted Local Plan.

Parking

- 4.3.9 The proposal will not increase the number of bedrooms or reduce parking spaces. The site will have at least two parking spaces in its curtilage, and complies with minimum parking standards. The garage can be accessed off an existing driveway. The proposal complies with Policy T2 of the Local Plan, and Section 9 of the NPPF.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

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 bricks and tiles of the approved outbuilding shall be of a similar appearance to those of the existing dwelling.

Reason: In the interests of character and appearance of the development and locality. To comply with Policies D1 and D2 of the Local Plan.

4. The approved outbuilding shall be used for purposes incidental to the dwellinghouse known as Deblins Green, Pirton Road, Holwell.

Reason: In the interests of amenity. To comply with Policy D3 of the Local Plan.

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.

Signed  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 10 December 2024	