

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02863/FPH	Erection of single storey pool house including solar roof panels and installation of outdoor swimming pool	Mill End Farmhouse Mill End Sandon Buntingford Hertfordshire SG9 0RP

Submitted Plan Nos

1018_100_A3 1018- 305-A3 1018-105-A3 1018-106-A3 1018-310-A3 1018-311-A3 1018_320_A3
1018_330_A3

1.0 **Policies**

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
T2	Parking
SP1	Sustainable development in North Herts
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Site History**

- 2.1 24/02303/FP – Erection of detached greenhouse following demolition of existing greenhouse

Conditional Permission.

- 2.2 21/00512/FPH - Installation of solar panels to an existing barn within the curtilage of Mill End Farmhouse.

Conditional Permission.

- 2.3 19/02883/FPH - Extend existing front garden pond area.

Conditional Permission.

- 2.4 01/01220/1HH & 01/01219/1LB - Two and single storey rear and side extensions and conversion of barn to provide ancillary residential accommodation as amended by plans received on 12/11/01.

Conditional Permission.

- 2.5 00/00699/1 - Change of use of barn to elderly persons residential annexe.

Conditional Permission.

- 2.6 00/00700/1LB - Alterations to external doors and windows and internal alterations to facilitate conversion of barn to elderly persons annexe.

Conditional Permission.

3.0 **Representations**

- 3.1 **Site Notice and Neighbour Notification** – None received.

- 3.2 **Sandon Parish Council** – Neutral:

The parish council has discussed the above application. Whilst it is not opposed to what is proposed, it has concerns that this application could lead in the future to further application/s for a proposed change of use to the structure to form an additional dwelling house. The parish council would like to see a specific planning condition relating to this restriction if the application were to be approved.

- 3.3 **Place Services Heritage Consultant** – Objection:

The proposed development will be located to the south of the listed building, in an area of garden associated with the dwelling. In terms of scale, the new pool house will be subservient to the listed building and the construction of such a structure in the garden, along with a pool, is unlikely to harm the significance or setting of the listed building if appropriately designed.

The proposed pool house will be a single storey in height with a scooped roof, which raises in height to the rear above a small lean-to section of roof. The main roof will be zinc with integrated solar panels supported by aluminium posts. The walls will be partly glazed with natural stone. The design is contemporary and as a result will have a contrasting appearance when compared to the farmhouse. In particular, the use of stone does not take cues from the site, listed building or the local character and I have concerns regarding this and the general materiality, including roof form, of the design.

Simplification of the roof form and a change in the wall material is recommended, to ensure that the proposal is appropriate in this rural context and does not harm the setting of the listed building; the design as proposed will cause less than substantial harm to the setting of the listed building.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site consists of a farmyard on the West side of Mill End within a rural part of Sandon. The farmhouse is a grade II listed dwelling. The farmhouse is fenced off from the farmyard and has a number of small greenhouse outbuildings. The application site is outside of the settlement boundary from Mill End and is located within the Rural Area Beyond the Green Belt.

4.2 **Proposal**

- 4.2.1 Erection of single storey pool house including solar roof panels and installation of outdoor swimming pool.
- 4.2.2 The proposed pool house would be approximately 9.53m wide, 9.71m long with a curved roof sitting between 3m to 3.5m in height. The proposed materials are dark-coloured zinc roof with curved Solar PV, light coloured natural stone walls and light-coloured powder-coated aluminium windows and doors.
- 4.2.3 The proposed pool would be 12m in length, 5m in width with a depth between 1.3m to 1.9m.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:
- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
 - The impact that the proposed development would have on the living conditions of neighbouring properties.
 - The impact that the proposed development would have on car parking provision in the area.
 - The impact that the proposed development would have on the environment.
 - The impact that the proposed development would have on the designated heritage asset.
 - The impact that the proposed development would have on the Rural Area Beyond the Green Belt.

Principle of the proposed development

- 4.3.2 This site is located within a rural context which falls outside of the category A, B and C settlements and is an area protected by the designation of Policy CBG1, Rural Areas

beyond the Green Belt where there is a presumption against new development. The criteria of Policy CGB1 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 The proposal seeks to erect a pool house and pool within the curtilage of an existing dwelling within the Rural Area Beyond the Green Belt. As such, Policy CGB1 d) is then supported by policy CGB4 which provides further guidance for existing buildings within the Rural Area beyond the Green Belt. Stating that:

- 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.*

- 4.3.4 This proposal is therefore considered against clause D of CGB4. The proposed pool house and pool are of a modest scale, the proposed curved roof form would minimise the visual bulk of the building whilst supporting solar panels. In my view, the proposed pool house has a subservient design that would respond positively to the site's local context within the Rural Area Beyond the Green Belt.

- 4.3.5 The swimming pool is considered to be a facility for outdoor recreation. The pool and its surrounding paving would be relatively small in relation to the host dwelling and wider site, appropriately located to the rear / side of the dwelling. It would be substantially obscured from the site entrance and from outside the site by buildings and more significantly by trees and vegetation. The pool would be of a small size and scale, and not visible from the public realm and would not require the raising of ground levels. As such the pool would be considered to respect the generally open nature of the rural area in this locality.

- 4.3.6 The proposal therefore complies with Policy CGB1 and CGB4 of the Local Plan.

Design, Appearance and Heritage Impact

- 4.3.7 Although an objection has been received from the Place Services Heritage Consultant regarding the proposed materials and contemporary form. However, the proposed Alston natural stone is reflective of the listed building and other buildings within the locality. Zinc roofs are common within agricultural barn conversions throughout the district and will facilitate the integration of renewable energy generation. I therefore do not consider that the proposed materials would have an adverse impact upon the setting and significance of the listed building and the wider locality.
- 4.3.8 Regarding the proposed contemporary form of the pool house, in my view, the proposed design encourages the building's subservience within the landscape and therefore minimises its harm to the host dwelling. In addition, to the modest height of the building, it would be screened by a Yew hedge. In my view, the building would be a modest addition in comparison to the existing agricultural buildings adjacent to the site which in my view have a greater impact upon the setting of the listed building.
- 4.3.9 It is acknowledged that the proposed outbuilding and pool would be sited within the curtilage of a listed building, as such, there is no permitted development fallback position.
- 4.3.10 The proposal therefore complies with Policy D1, D2 and HE1 of the Local Plan and Section 12 and 16 of the NPPF.

The impact of the development on living conditions

- 4.3.8 The proposed development would be sited away from any neighbouring dwellings and therefore would not have any adverse impact. The dwelling benefit from ample amenity space for future occupiers.
- 4.3.9 The proposal therefore complies with Policy D3 of the Local Plan.

Highway and parking matters

- 4.3.10 The proposed development would not affect parking provision nor increase the number of bedrooms in the dwelling.

Biodiversity Net Gain (BNG)

- 4.3.11 This is a householder development which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental matters

- 4.3.12 The site is within Flood Zone 1 of the Environment Agency's Flood Map and therefore has a low risk of flooding. Surface water drainage issues could be dealt with by planning conditions.

- 4.3.13 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.14 The proposed development, would have no significant implications for the local environment in terms of carbon emissions. The proposal seeks to erect solar panels on the roof of the pool house and therefore would have some modest benefit to the dwelling in terms of renewable energy generation. The proposed development would be generally in compliance with Section 14 of the NPPF and Policy D1.

Other Matters

- 4.3.15 Regarding the comments received from Sandon Parish Council, I have recommended a condition that the outbuilding is conditioned to remain under incidental usage in case of any future conversions.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2, D3 and HE1 of the NHLP 2011-2031 and Sections 2, 12, 14 and 16 of the NPPF 2023.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

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 outbuilding shall remain incidental to the main dwelling Mill End Farmhouse, Mill End, Sandon, Herts, SG9 0RP.

Reason: In the interests of amenity. To comply with Policies D1 and 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 6 March 2025	