



Reference: 24/01692/FPH - Full Permission Householder: Erection of detached outbuilding with external stairs to access first floor office space and incorporating 4no. roof-lights following demolition of existing outbuilding and shed. Wellside Cottage, Smiths End Lane, Barley, Royston, Hertfordshire, SG8 8LJ

4th September 2024

This application was considered by Barley Parish Council at their meeting on 2nd September 2024 and it was resolved as follows:

Barley Parish Council object to this planning application and ask North Herts Council in arriving at their own decision to take the following comments into account.

We note that the application site is outside the Defined Village Boundary for Barley and lies within the Rural Area beyond the Green Belt of the recently adopted Local Plan. It is also within the Barley Conservation Area.

It is our view that the design, size, scale, and bulk of the proposed development is excessive. Due to the elevation of the site its orientation and position on the bend of Smiths End Lane, the proposal will unacceptably dominate the frontage to the site such that it will have a significant and detrimental impact on the Conservation Area.

The proposal will be almost twice the size in terms of height, depth and floor area of the existing outbuildings that it seeks to replace. It is our view that any proposed replacement for the existing outbuildings should be single storey only and not materially taller or with a ground floor footprint materially larger than the existing structures it seeks to replace.

We also note the indicated use of the proposal is as an office and gym with very limited storage. The lack of external storage or garaging facilities was noted in our response to the applicant's recent application No 24/00573/FPH which this current application does not really address.

The proposed development would also appear to limit onsite car parking and vehicular turning ability such that vehicles entering the site may have to reverse back onto the road to exit which would be less than satisfactory particularly given the bend in the road.

For all the above reasons we would ask that North Herts Council refuse this application.

However if NHC are nevertheless minded to approve the application we would ask that the use and occupation of the proposed development be restricted to the use and occupation of the main house and for no other purpose and also that all and any Permitted Development Rights be withdrawn.