

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01699/FPH	Installation of swimming pool and raised platform, detached plant room building and heat pump. (Development already carried out).	Grove House Highfield Grove Barkway Royston Hertfordshire SG8 8DW

Submitted Plan Nos

Location Plan LYN/24/01 LYN/24/02 LYN/24/03

1.0 Policies

1.1. **National Planning Policy Framework (2024)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

1.2. **North Hertfordshire Local Plan (2011-2031)**

Strategic Policies

Policy SP1 - Sustainable development in North Herts

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP9 – Design and sustainability

Development Management Policies

Policy D1 – Sustainable Design

Policy D2 – House Extensions and Replacement Dwellings

Policy D3 – Protecting Living Conditions

Policy T1 Assessment of transport matters

Policy T2 Parking

1.3 **Barkway and Nuthampstead Neighbourhood Plan**

The plan is in the preparation stage and has yet to be ‘made’.

2.0 **Relevant Site History**

15/01294/1 - Erection of 5 dwellings; one 5 bedroom detached dwelling with detached home office/garage building (plot 1); one 3 bedroom detached dwelling with semi detached cart lodge/store building (plot 2); one 3 bedroom detached dwelling with semi detached cart lodge/store building (plot 3); two bedroom semi detached dwellings with detached home office and garage buildings (plot 4 and 5); Ancillary works and access road to Burrs Lane (as amended by plans received 15.05.14). S.73 application: Removal of Condition 13 (The dwellings hereby approved shall achieve Code 6 of the Code for Sustainable Homes CFSH) for planning application 14/00805/1 granted 30/07/2014. Conditional Approval.

Permitted development rights have been removed for the dwelling under 15/01294/1 in respect of Classes A-E (incl) of Part 1 of Schedule 2 of The Town and Country Planning (General permitted Development) (England) Order 2015 (as amended).

20/00947/FPH - Installation of bi-fold doors to south elevation of existing detached car port and retention of replacement rear detached shed. Conditional Permission.

3.0 **Representations**

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

3.2. **Parish Council / Statutory Consultees:**

Barkway Parish Council – No comment to make.

NHC Environmental Health (Noise & Other Nuisances) – No objection.

4.0 **Planning Considerations**

4.1. **Site and Surroundings**

- 4.1.1 Grove House is a detached dwelling with detached garage set in substantial grounds and is located to the southeast corner of the small residential development off Highfield Grove. The application site lies outside of the Barkway Conservation Area, within the Rural Area beyond the Green Belt and within the settlement boundary.

4.2. **Proposal**

- 4.2.1 Installation of swimming pool and raised platform, detached plant room building and heat pump. (Development already carried out).

4.3. **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- Whether the proposed development would be inappropriate development in the Rural Area beyond the Green Belt for the purposes of the National Planning Policy and Local Development Plan.
- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the locality.
- The impact that the proposed development would have on the living conditions of neighbouring occupiers.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the development would have on the environment.

Impact on the Rural Area beyond the Green Belt

- 4.3.2 The objectives of the NPPF also include Section 15 (Conserving and enhancing the natural environment). In this regard, Policies CBG1 and CGB4 of the NHLP are consistent with the NPPF.

The site is within the settlement boundary for Barkway and designated as Rural Area beyond the Green Belt within the Local Plan. Policy SP2 of the Local Plan states that Barkway is one of five villages where general development will be allowed within the defined settlement boundaries. Sites that are within these settlements are excluded from the Rural Area beyond the Green Belt and are therefore not subject to its restrictive policies.

- 4.3.3 The scale of the proposed works is considered minor and relates well to the existing dwelling which is supported.

Design and Appearance

- 4.3.4 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities*”. In this regard, Policies D1 and D2 of the NHLP are consistent with the objectives set out within the NPPF.
- 4.3.5 The location of the swimming pool lies west of the dwelling and south of a detached garage building. The swimming pool is set within a raised paved platform of approximately 0.6m in height and is accessed by three steps which initially leads to a patio area around the perimeter of the pool. To the north and west perimeter of the raised patio area is a retaining wall to a height of 0.85m, where a short section extends above the perimeter of the patio area. The detached plant room and heat pump is sited alongside the southern party boundary with The Old Orchard where a short section of a 1.8m high timber fence exists to provide screening. To the eastern party boundary with the neighbouring property Early Birds Barn, a mature hedge to an approximate height of 1.8m exists. In design terms the development is considered acceptable and in accordance with both local and national planning policies.

Impact on Neighbouring Occupiers:

- 4.3.6 The objectives of the NPPF seek to ensure that developments secure a high standard of amenity for existing and future occupiers (Section 12 – Achieving well-designed places). This principle is reflected in the provisions set out in Policy D2 and D3 of the North Herts Local Plan.
- 4.3.7 Policy D3 sets out that planning permission will be granted for developments proposals which do not cause unacceptable harm to living conditions.
- 4.3.8 The development is adequately screened with substantial mature hedging to the party boundaries, hence no significant harm considered to apply in terms of impact to existing residential amenity as a result of the development.

Highways and Parking:

- 4.3.9 The site will retain sufficient off-street car parking to serve the resulting application dwelling and is considered to comply with relevant planning policies.

Environmental Implications:

- 4.3.10 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, 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.
- 4.3.11 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

Biodiversity Net Gain (BNG)

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

4.4 Conclusion

4.4.1 The proposed development is considered acceptable and in accordance Policies SP1, SP2, SP5, SP9, D1, D2 and D3 of the NHLP 2011-2031 and Sections 2, 12, 14 and 15 of the NPPF 2024.

4.4.5 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**

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 December 2024	

