DELEGATED FILE NOTE

CASE OFFICER: ...Tom Donovan.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01233/FPH	Erection of detached double garage and bike store.	The Folly Willian Road Great Wymondley Hitchin Hertfordshire SG4 7ET

Submitted Plan Nos

17805-10D 17805-11

1.0 Policies

1.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 2 – Green Belt
Policy 3 – Settlements in the Green Belt
Policy 16 – Archaeological Areas of Significance and other Archaeological Areas

1.2 **National Planning Policy Framework**

Chapter 7 - Requiring good design
Chapter 9 – Protecting Green Belt land
Chapter 12 - Conserving and enhancing the historic environment

1.3 **North Hertfordshire Draft Local Plan 2011-2031**

The policies of relevance in this instance are as follows:

Strategic Policies
SP2: Settlement Hierarchy
SP5: Countryside and Green Belt
SP9: Design and sustainability
SP13: Historic environment

Development Management Policies
D1: Sustainable Design;
D2: House extensions, replacement dwellings and outbuildings;
D3: Protecting living conditions;
T2: Parking
HE1: Designated heritage assets
HE4: Archaeology

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development SPD September 2011

2.0 Relevant Site History

2.1 Planning permission was granted in 2012 for the conversion of a garage workshop (formerly within the curtilage of Long Close) to a detached 3-bedroom dwelling.

Planning permission was granted in 2014 for a single storey side extension to the converted house for use as a double garage.

Planning permission was refused in January 2018 for a detached double garage

and bike store.

3.0 Representations

3.1 **Public Notice/ Local Residents**
No representations received.

3.2 **HCC Historic Environment Team**
No response.

3.3 **Wymondley Parish Council**
No response.

4.0 Planning Considerations

4.1 **Site & Surroundings**

4.1.1 The application site was formerly within the curtilage of 'Long Close' which is Grade II listed and located to the south. The site is in the Great Wymondley Conservation Area. The main house is a converted workshop whilst permission has also been granted for an extension to the converted workshop.

4.2 **Proposal**

4.2.1 Detached double garage with bike store. The main garage is proposed to measure 6.6m in width, 6.7m in depth, 2.3m to eaves height and 4m to ridge height. The bike store component is proposed to project beyond the west-facing elevation and would measure 2.3m in width and 4.9m in depth. External materials are proposed as follows:
--Walls: Stained featheredge SW cladding to match existing barn and garage;
--Roof: Natural blue/black slate tiles;
--Fascias: Stained SW boarding with exposed rafter feet;
--RWP: Black metal;
--Windows/doors: Timber framed. Doors to be timber boarded;
--Garage Doors: Grey metal roller shutter to match existing.

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 Green Belt and, if so, whether any identified harm would be clearly outweighed.
--The acceptability of the design of the proposed development and the effect on the character and appearance of the area.
--The effect on the historic environment.
--The effect on the living conditions of neighbouring properties.

4.3.2 Green Belt
Paragraph 89 of the National Planning Policy Framework states that the erection of new buildings in the Green Belt is inappropriate development. This form of development does not comply with any of the exceptions contained in paragraphs 89 or 90 of the Framework and therefore, in line with paragraph 87 of the Framework, the proposal is inappropriate development in the Green Belt and very special circumstances will need to be demonstrated in order for permission to be granted.

4.3.3 Impact on openness and purposes of GB

The proposed building would be located within the curtilage of a residential building and within the confines of the settlement boundary. As such, it is my view that the proposed development is unlikely to have a significant impact on the purposes of the Green Belt. In terms of openness, in some ways it would be difficult to argue that the proposed building would be harmful to openness in a wider sense. However, openness is generally recognised as the absence of built form, and, in those terms, this proposal would have a negative impact upon the openness of the Green Belt.

4.3.4 Very special circumstances

Paragraph 88 of the Framework advises Local Planning Authority's that 'substantial' weight should be attributed to any harm to the Green Belt by reason of inappropriateness or any other harm. In this case, the proposed development would be inappropriate development and would have an impact on the openness of the Green Belt. The applicant has not forwarded any very special circumstances in support of the application and, in any case, I am not convinced that there are any circumstances which 'clearly outweigh' the identified harm. Very special circumstances do not therefore exist in this case.

4.3.5 Impact on the setting of the adjacent listed building and the conservation area

The application site is located in the Great Wymondley Conservation Area and adjacent to the Grade II listed, 'Long Close'. However, the building would be situated some distance from the listed building and would not be particularly visible from the wider locality. As such, I do not consider that the building would result in any harm to the setting of the Grade II listed building and would at least preserve the character and/or appearance of the conservation area.

4.3.6 Archaeology

Hertfordshire County Council Historic Environment Team has been consulted on the proposal. I have not received a response from them, although, given the archaeological sensitivity of the area, I would have assumed that, were the Council minded to approve the application, archaeological conditions would have been requested. However, I am not going to recommend refusal on this basis.

4.3.7 Impact on neighbouring properties

The proposed building would be located adjacent to the boundary between the application site and 'Long Close' to the south. However, due to the size of the proposed building and the distances involved, I do not consider that the proposed development would result in any harm to the living conditions of this property.

Other neighbouring properties would not be affected by the proposed development.

4.4 **Conclusion**

4.4.1 The proposed development would be inappropriate development in the Green Belt and would harm the openness of the Green Belt. It has not been demonstrated that very special circumstances exist which clearly outweigh this identified harm and therefore it is my recommendation that this application be refused as a matter of principle.

5.0 **Recommendation**

5.1 That planning permission is **REFUSED** for the following reasons:

1. The proposed double garage and bike store would comprise inappropriate development in the Green Belt and in the opinion of the local planning authority there are no very special circumstances apparent that would outweigh the harm caused to the Green Belt by reason of inappropriateness and harm to openness. As such, the proposed development would conflict with Section 9 of the National Planning Policy Framework, Policy 2 of the North Hertfordshire Local Plan 1996 with Alterations, Policy SP5 of the North Hertfordshire Submission Local Plan (2011-2031).

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied 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: 26 June 2018	