

SUPPORTING STATEMENT

Erection of detached greenhouse & installation of wildlife pond

Sells Close House, High Street, Barley, Royston, Hertfordshire SG8 8HY

July 2024

Introduction & Background

Full planning permission is sought for the:

- (a) erection of a greenhouse; and
- (b) installation of a wildlife pond,

at Sells Close House, High Street, Barley, Royston, Hertfordshire SG8 8HY ("**Sells Close House**").

Planning permission was granted on 1 May 2024 for the change of use of former agricultural land to residential garden. Both the proposed greenhouse and wildlife pond are located within the new area of residential garden.

Full planning permission is required to be sought as permitted development rights are not available to land which has been changed from agricultural to residential use.

A details of condition application was made on 17 June 2024, in respect of Condition 3 (Location and type of any new walls, fences or other means of enclosure and any hardscaping proposed of the development) of planning reference 24/00547/FP granted on 1 May 2024.

The hardscaping required for the proposed greenhouse base is included with the details of condition application.

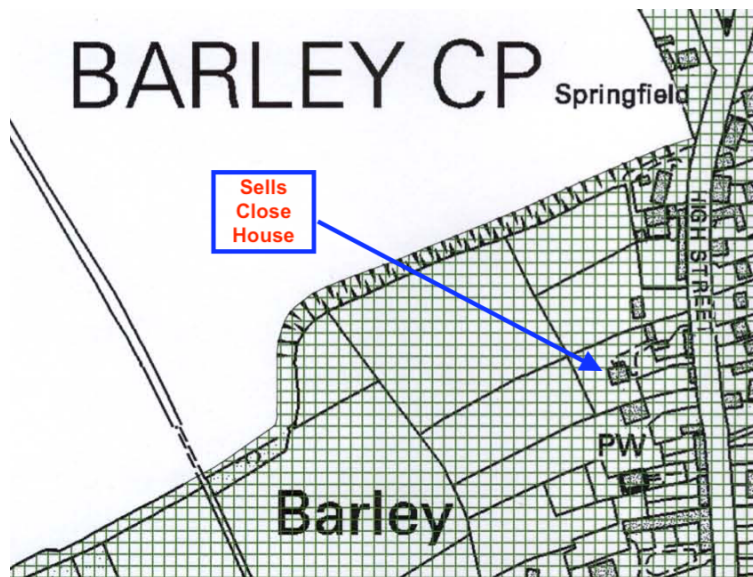
This statement contains the following sections:

- Part A – Addressing the proposed greenhouse; and
- Part B – Addressing the wildlife pond.

Site Location & History

Sells Close House is located in the village of Barley in North Hertfordshire. It is worth noting that the majority of the village, including Sells Close House, is encompassed within the Barley Conservation Area.

The cross-hatched area of the map extract below indicates the extent of the Barley Conservation Area in respect of Sells Close House. The location of Sells Close House has been highlighted for ease of reference.



Sells Close House also falls inside the settlement boundary or village envelope.

The only access to Sells Close House is directly from the High Street (via a pedestrian entrance and the main driveway entrance). Sells Close House is set back from the High Street with a loose gravel driveway leading up from the driveway entrance off the public highway to the house.

The High Street forms one of the main roads traversing the village.

Planning History

- 24/01276/DOC - Details reserved by Condition 3 (Location and type of any new walls, fences or other means of enclosure and any hardscaping proposed of the development) of planning permission reference 24/00574/FP granted on 01.05.2024 – Awaiting determination and decision.
- 24/00574/FP - Change of use of former agricultural land to residential garden – Conditional Permission granted on 1 May 2024.
- 22/00413/FP – Erection of detached wooden structure for use as a children's playhouse on existing patio area as amended by plan received on 14 March 2022 – Conditional Permission granted on 21 March 2022.
- 05/01915/1HH – Two storey rear extension, rear conservatory, single storey side extension and replacement chimney following demolition of existing single storey rear extension (as amended by plan nos. SCP04K and SCP05, received on 1 March 2006) – Conditional Permission granted on 16 March 2006.
- 06/00264/1 – Erection of office building following demolition of existing barn/outbuilding – Conditional Permission granted on 27 April 2006.

PART A

Erection of Detached Greenhouse

Context

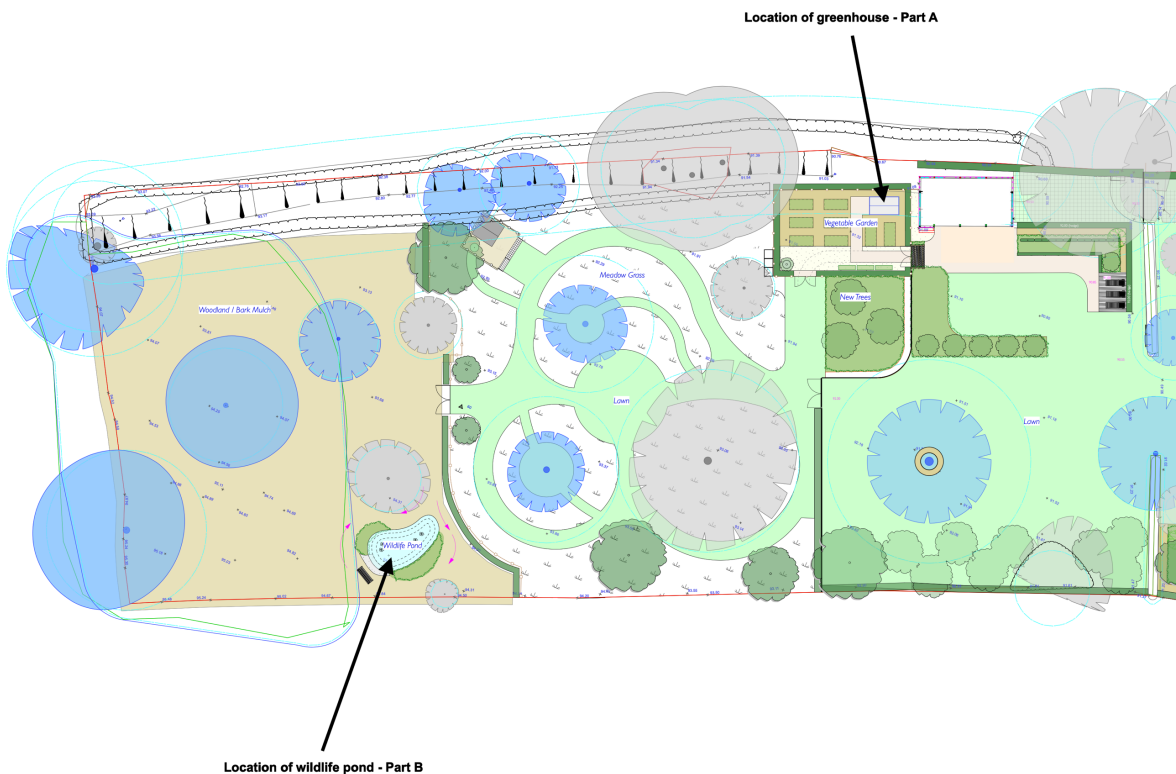
The proposed development is for the installation of a freestanding greenhouse within the grounds of Sells Close House. Sells Close House is not listed but is located within the Barley Conservation Area. The proposed greenhouse is to be sited to the West of the main dwelling, within the proposed kitchen garden and therefore will not affect the setting of the house.

The proposed greenhouse is a traditional looking structure of high quality which is not only a practical addition but will also form a visually attractive feature within the curtilage of the property.

The proposed development will have no impact on the current use of the land, which will remain as a garden.

There are no trees on the site or surrounding area that will be affected by the development, and there are no known protected wildlife populations at the proposed location.

Proposed location of greenhouse is shown below on the annotated plan.



The proposed location is not viable from the public highway or rights of way.

The location of the proposed greenhouse is in the garden approximately 43 metres from the main dwelling.

Size and Usage

At 7.9 m² the proposed greenhouse is of a size for domestic purposes. The greenhouse will be for private use by the owners. It is to be used for general growing and over wintering tender plants.

Surface water is to be collected in water butts situated at the rear of the proposed greenhouse for use within the greenhouse and garden.

Scale

The size (3.1 m by 2.5 m) of the proposed greenhouse is both practical and suited to the growing needs of the property. The greenhouse remains subordinate not just to the main dwelling but also the surrounding area.

Elevation drawings for the greenhouse have also been submitted as part of the application.

Appearance

The proposed greenhouse is to be built using powder-coated aluminium. The structure is to be coloured Blue Grass, which has been chosen to blend with the surroundings, matching the glazing bars of the main residence, and give a subtle finish. The proposed greenhouse is to have finials at either end of the ridge.



The image above shows the type of proposed Rhino Premium Greenhouse.

The use of aluminium as a material was chosen as not only does the overall design give the appearance of a traditional painted timber structure sympathetic to the site, but also as the material will not deteriorate over time which would otherwise cause the greenhouse to detract from its wider setting.

Access

The proposal will not alter any existing means of access to the property, whether vehicular or pedestrian.

Conclusion

As a small domestic development, the proposed greenhouse will not have a wider impact than those mentioned above. We believe it will enhance the dwelling and wider setting.

The proposed greenhouse is modest in scale and does not have any immediate neighbours within close vicinity of the proposed location, as such, it is unlikely that it would have any material impact upon the reasonable living conditions and well-being of neighbouring properties.

PART B

Installation of wildlife pond

Context

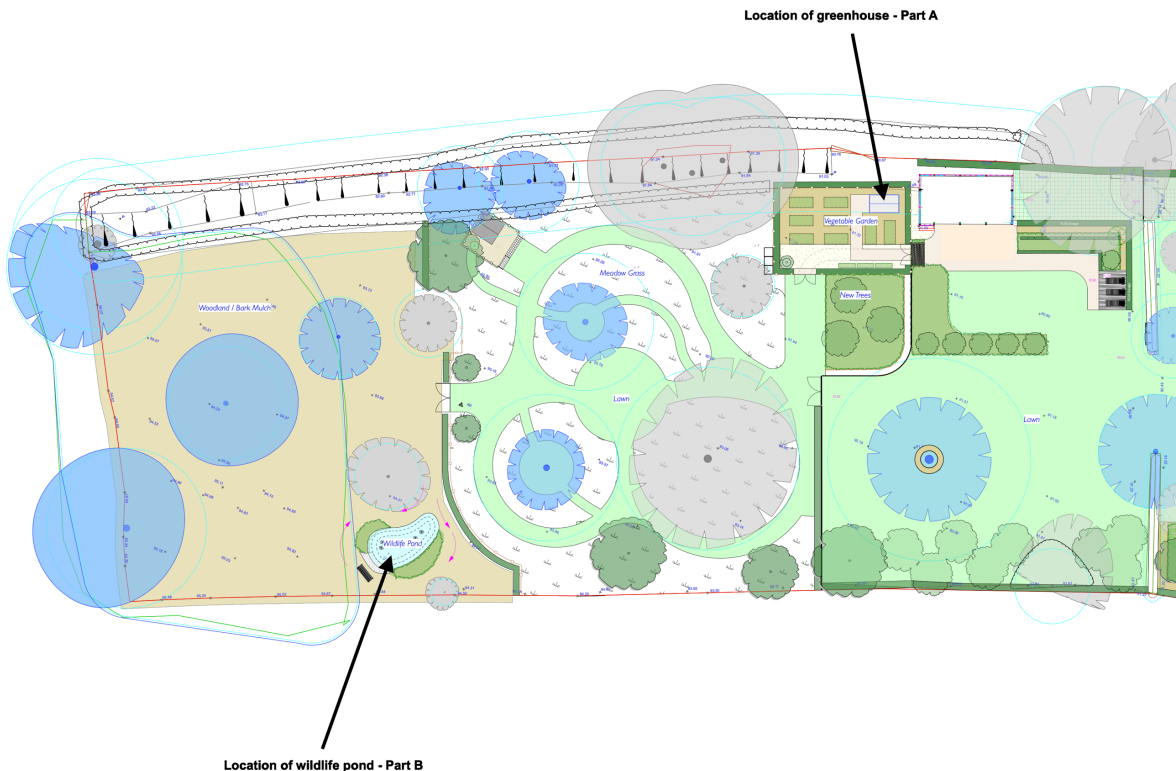
The primary purpose of the wildlife pond is to enhance biodiversity and will deliver a biodiversity net gain to the area.

Planting for the pond will primarily be in the shallow margins and will cover approximately 50% of the ponds surface area. A range of mature aquatic filtration plants will be planted including oxygenators, waterlilies, shallow and marginals and waterside bog garden species. These will encourage many wildlife species to colonise this new habitat, significantly enhancing biodiversity. The proposed native plant species to be used will include:

- Hornwort (*Ceratophyllum demersum*)
- Water iris (*Iris laevigata*)
- Water hyacinth (*Eichhornia crassipes*)
- Soft rush (*Juncus effusus*)
- Water mint (*Mentha aquatica*)
- Fanwort (*Cabomba aquatica*)

There are no trees on the site or surrounding area that will be affected by the development, and there are no known protected wildlife populations at the proposed location.

The proposed location of the wildlife pond is shown below on the annotated plan.



Scale

Approximate size 8 x 4m with marginal plants and shelves to support planting of different types. The wildlife pond would have sloping sides with beach areas for wildlife access.

The pond would have a maximum depth of 1.5m and would utilise a pond liner. The pond liner would not be visible at the edges of the pond.

Appearance

The soil from digging out the wildlife pond, would be used to level out other areas of the new garden. Additionally, some would be used to create some minor banking around the pond itself to hold the pond liner in place.

Planting area the wildlife pond will assist with naturalising it into the surrounding landscape and provide new refuges for wildlife.

Access

The wildlife pond will not alter any existing means of access to the property, whether vehicular or pedestrian.