

North Herts Council
Planning Department
Sent via Planning Portal

8th February 2025

Proposed development: Erection of ancillary outbuilding and terrace, following demolition of existing outbuilding

Site: Sperrins Farm, Kimpton Bottom, Kimpton, Herts SG4 8EU

An application for planning permission is hereby submitted via the Planning Portal, for a replacement outbuilding to the front garden area. The application comprises of the following documents:

- Application Form
- Cover letter / Design and Access Statement
- 02 - Existing plans and elevations
- 210 - Proposed plans and elevations

Design and Access Statement

Site and surroundings

The site comprises a detached dwellinghouse, with a spacious sized front and rear garden. The site contains no listed buildings and is not located within a Conservation Area. The wider area including the site is within the Green Belt.

There is an existing outbuilding, which is part stables and part converted to office and gym. It is an L shape typical layout of original stables building and lies within the curtilage of the dwelling, as an ancillary outbuilding. The following image is of the site location plan, followed by photographs of the existing building and site.

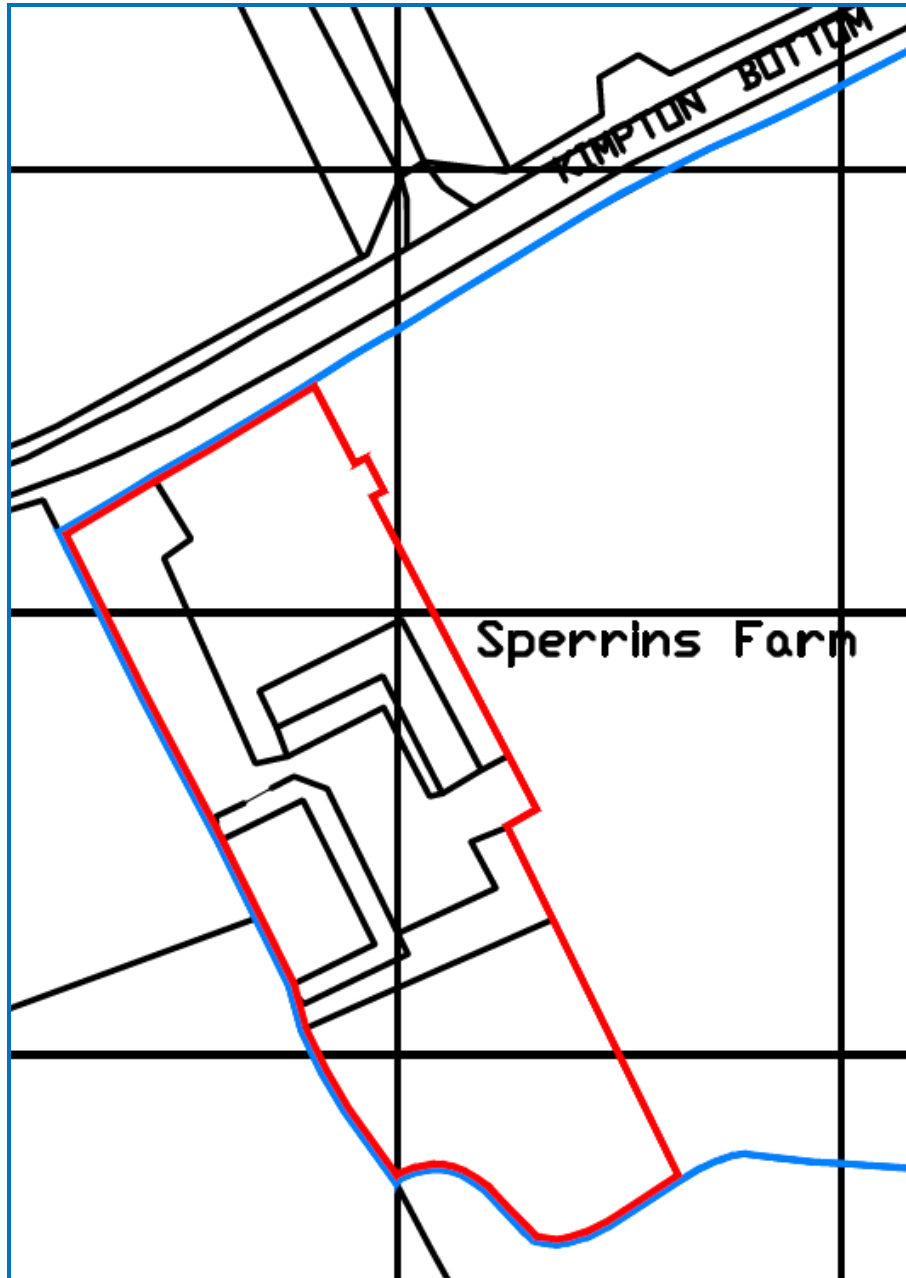
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Location plan extract for the site

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Existing outbuilding – Front elevation



Existing outbuilding – Front / side elevation

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Existing outbuilding and courtyard from rear garden area



Conifer tree line to frontage and side boundary

The proposed development

The proposal is for an ancillary outbuilding, which would measure 11.5 metres in width, 18.3 metres in length, as an L shape with span width of 5.5 metres with a shallow pitched roof height of 4 metres.

The building would provide for two home office rooms for the applicant his wife, a gym room, shower room and games room, all as ancillary uses to the main dwellinghouse.

Materials are proposed of dark coloured composite cladding to the elevations, with a slate grey colour tiled roof. Fenestration is proposed in black aluminium frames. The building would be located in the same position as the current building, as denoted on the Proposed site plan, together with a terrace area.

Several trees will require removal to enable outlook from that side of the building, as denoted on the site plan.

Key issues

Green Belt - The site and wider area is washed over as Green Belt designation. The development would not be inappropriate development in the Green Belt, as the replacement building would not be materially larger than the existing and is in the same use, as an ancillary building within the domestic curtilage of the dwelling.

The current building has a footprint of 124sqm and a volume of 348 cubic metres. The proposed building would have a footprint of 134sqm and a volume of 470 cubic metres. This equates to an 8% increase in footprint and a 35% increase in volume.

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This is considered to not be a materially larger replacement building, especially when the length would be significantly reduced with the new building, resulting in a more compact building compared to the existing. The design would also be enhanced with the new building compared to the now tired condition of the existing former stables building.

The development is therefore not inappropriate development in the Green Belt and, would not conflict with any of the five purposes of Green Belts. The development therefore accords with the provisions of Green Belt policy within the Local Plan and the NPPF.

Design and size - The sensitive size and high-quality design of the building is considered to have no adverse impact upon the character and appearance of the area. The garden is of a generous size and the building would nestle well into this part of the garden, the same as the existing outbuilding. The location would be distant from all other dwellings to not affect their setting. Ample garden area would remain for the enjoyment of the occupiers.

Neighbouring amenity - In regard to any impact upon the living conditions of nearby occupiers, due to significant distance away, no neighbouring properties would be unaffected. It is therefore considered that no harm would result from any loss of light, privacy or dominance for any neighbouring occupiers.

Access - Access is unaffected by the proposal. Ample parking provision will remain to the driveway area in front of the new building, together with ample sized turning area for occupier and delivery vehicles, to exit the site in forward gear to the highway.

Summary - Overall, the application building is considered to be of high-quality design and materials, with a size and form suitable for the location and context of the site, causing no harm upon its surroundings, or the openness of the Green Belt. As such, the proposal is

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acceptable for the grant of planning permission accordingly. Please contact us should you require any further information.

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