

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00552/FPH	Change of use of gravelled area to provide a usable garden space to include pergola, patio area, decking and log store and erection of sauna and no.2 water pools, following removal of existing outbuildings. Replace existing garage with an open sided carport and replace existing shed. Replace existing fence where necessary and erection of vehicular and pedestrian entrance gate (as amended by plan received on 13/05/2026).	Bradfield Barn Gannock Green Gannock Road Sandon Buntingford Hertfordshire SG9 0RH

Submitted Plan Nos

Location Plan Proposed Site Plan Existing Photos and Proposed Elevations Existing Photos and Proposed Elevations Proposed Side Elevations Existing Site Plan

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

Section 15 Conserving and enhancing the natural environment

Section 16 Conserving and enhancing the Historic Environment

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 SP5 Countryside and Green Belt

Policy SP9 Sustainable design

Policy SP13 Historic Environment

Development Management Policies

Policy CGB1 Rural Areas beyond the Green Belt

Policy CGB4 Existing buildings in the Rural Area beyond the Green Belt

Policy D1 Sustainable design

Policy D2 House extensions and replacement dwellings

Policy D3 Protecting living conditions

Policy HE1 Designated heritage assets

2.0 Relevant Site History

- 2.1 24/00300/FPH - Detached carport and detached shed (retention application).
Unconditional Permission.

3.0 Representations

Site Notice and Neighbour notification – None received.

Sandon Parish Council – None received.

Highway Authority – No objection.

4.0 **Planning Considerations**

4.1. **Site and Surroundings**

- 4.1.1 The site is located on the northern side of Gannock Road and is set back from the highway. The property comprises of a grade II listed building with detached garage and outbuildings and is situated within a group of similarly listed properties. Driftway Barn is an attached neighbouring property which lies to the northwest of the site. Vehicular access is provided by way of a private road leading from Gannock Road to the front of the property.
- 4.1.2 The application site lies outside of any settlement boundary and is with the Rural Area beyond the Green Belt for the purposes of planning policy.

4.2. **Proposal**

- 4.2.1 Change of use of gravelled area to provide a usable garden space to include pergola, patio area, decking and log store and erection of sauna and no.2 water pools, following removal of existing outbuildings. Replace existing garage with an open sided carport and replace existing shed. Replace existing fence where necessary and erection of vehicular and pedestrian entrance gate (as amended by plan received on 13/05/2026).
- 4.2.2 The amended plans provides for side elevation drawings of the car port, replacement shed and arbour which were omitted at validation stage.

4.3. **Key Issues**

- 4.3.1 The key issues for consideration are as follows:
- The impact of the development upon the Rural Area beyond the Green Belt.
 - The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the listed building and 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.

Principle of Development in 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 Local Plan are consistent with the NPPF.
- 4.3.3 The site lies outside of any defined settlement boundary and is designated as Rural Area beyond the Green Belt within the Local Plan, where there is a general presumption against development. Policy CGB1 sets out broad typologies of development considered acceptable, one of which is d) Relates to an existing rural building. Policy CGB4 sets out

similar typologies of development considered acceptable, one of which is c) The resultant buildings(s) do not have a materially greater impact on the openness, purposes or general policy aims of the Rural Area beyond the Green Belt. Both Policies CGB1 and CGB4 are subject to meeting the requirements of other relevant planning policies.

- 4.3.4 I consider the proposed development to be minor and would not be contrary to the aims of acceptable development in the Rural Area beyond the Green Belt for reasons of being related to existing buildings, scale and being subordinate to the main building. I therefore consider the proposal acceptable in principle.

Impact on Heritage Assets

- 4.3.5 Section 16 of the NPPF sets out guidance relating to sustaining and enhancing heritage assets. In this regard, Policy HE1 of the Local Plan is consistent with the NPPF.
- 4.3.6 When considering the impact of proposed development on the significance of a designated heritage asset (such as a listed building), the NPPF notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be.
- 4.3.7 The proposed development would not have any significant impact on the heritage asset. The proposed design and materials are considered sympathetic to the locality.
- 4.3.8 I am satisfied that the development is acceptable and in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

Design and Appearance:

- 4.3.9 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 to communities”. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.10 Following demolition of an existing detached garage, summerhouse and shed, the development comprises the construction of a car port, replacement shed and landscaping including three garden structures: one arbour positioned over a dining area, and two arches shown to support climbing vegetation. All three garden structures would have a total height of 2.4 metres. The car port would have a flat roof with total height of 2.3 metres with the shed having a pitched roof set slightly lower than the car port. The vehicular access gates would be replaced with new automated gates, opening inwards. Although some of the structures would be visible above the existing boundary fence to the southeast, the works would be visually and functionally subordinate to the dwelling. The existing oil tank would be retained in its current position with the area beyond the double vehicular access gates and single pedestrian access gate surfaced in either a self-binding or loose gravel which is permeable to ensure surface water can naturally infiltrate into the ground below thereby avoiding increased surface water run-off.

- 4.3.11 I am satisfied that the proposed development is of an acceptable scale and design and remains subordinate to the dwelling and would not adversely affect the setting or significance of the listed building and would be in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Occupiers:

- 4.3.12 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 and beautiful places). This principle is reflected in the provisions set out in Policy D2 and D3 of the Local Plan.
- 4.3.13 Policy D3 of the Local Plan sets out that planning permission will be granted for developments proposals which do not cause unacceptable harm to living conditions.
- 4.3.14 Given the modest scale of the proposed works, I am of the view that the development would not have a significant impact on existing residential amenity and would be in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.15 The proposed works do not impact existing parking provision at the property.

Environmental Implications:

- 4.3.16 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.
- 4.3.17 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 of the Local Plan, which sets out that development proposals 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.
- 4.3.18 Based on the details submitted, the proposed development, is unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Policy D1 of the Local Plan and Section 14 of the NPPF.

Biodiversity Net Gain (BNG)

- 4.3.19 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 development is of a good quality design sympathetic to the existing dwelling. As a result, it is considered that the development accords with Policies SP1, SP2, SP5, SP9, SP13, CGB1, CGB4, D1, D2, D3 and HE1 of the Local Plan 2011-2031 and Sections 2, 12, 14, 15 and 16 of the NPPF (2024).

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**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

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.

Informative/s:

1. AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the

Highway Authority before construction works commence.

Further information is available via the County Council website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN2) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the

Highway Authority to obtain their permission and requirements before construction works commence.

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Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 14 May 2026	