DELEGATED FILE NOTE

CASE OFFICER: ...Sam Dicocco.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00211/FPH	Two storey detached habitable outbuilding (annexe).	Greenways Buckland Road Barkway Royston Hertfordshire SG8 8HA

Submitted Plan Nos

1567-A3-310; 1567-A1-311; 1567-A1-312

1.0 Policies

LP28 House Extensions

LP30	Replace or Extension Dwellings Countrysi
LP33	Relatives and Staff Accommodation
LP57	Residential Guidelines and Standards
SECT7	Requiring Good Design

2.0 **Site History**

2.1 16/02029/1HH - Detached building to incorporate garage, store and summerhouse following demolition of existing outbuildings – Conditional Permission 02/11/2016

2.2 11/01435/1 - Replacement dwelling (as amended by plans received 18th August 2011) – Conditional Permission 25/08/2011

3.0 **Representations**

3.1 Barkway Parish Council – No objection

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site contains a two storey dwelling within a large plot. The site lies within a rural area beyond the Green Belt just outside of the selected village of Barkway..

4.1.2 Key to the considerations within this recommendation is the extant permission for a detached outbuilding granted under application referenced 16/02029/1HH. The extant position is a single storey outbuilding measuring 10.5m wide by 20.7m long if the roof overhang (3.7m) is included, and 5m high.

4.2 **Proposal**

4.2.1 The application seeks permission for the erection of a two storey outbuilding to accommodate two bedrooms with en-suites, as well as storage space. The building would host an elongated main section hosting a pitched roof with gabled side elevations (north and south) with a subordinate projecting front (east) facing pitched roof element with a gabled front.

4.2.1 The proposed outbuilding would measure approximately 10.5m in width, 18m in length, with a height of 6m.

4.3 **Key Issues**

4.3.1 It is a well established principle that outbuildings can be considered extensions to a dwelling if they adjunct reasonably to the dwelling. Given the spacing of the outbuilding from the dwelling, as well as the function of the outbuilding, it is considered to represent a reasonable adjunct to the dwelling to be considered an extension for the purposes of policies 28 and 30 of the Saved Plan.

4.3.2 Notwithstanding the footprint and floor space proposed, the outbuilding as an extension would remain sympathetic to the existing house in regards to height, proportions and form. Whilst the building would appear substantial when viewed independently, it would remain subservient to the host dwelling, and by reason of the lack of ground floor fenestration, would not compete with the host dwelling in regards to residential appearance. The materials would not match the host dwelling in terms of facing materials, with the exception of the slate tiled roof, however, as a detached outbuilding, this consideration is not of great import.

4.3.3 As above, given the lack of fenestration detailing at ground floor level, alongside the external material proposed, would result in a building not giving the effect of a new dwelling. Furthermore, it is not considered that the additional 1m in height of the building over the extant permission would result in an extension of the size and scale out-of-keeping with the original building.

4.3.4 No genuine need for the annexe accommodation has been evidenced. Notwithstanding this, the building would be subservient to the main dwelling, and could be conditioned to remain ancillary to Greenways in perpetuity. It is considered that this would be sufficient to reduce any potential harm resultant from the minor conflict with policy 33 of the Saved Plan.

4.3.5 There are no concerns in relation to the impact of the proposed building on the occupiers of any adjoining premises. Additionally, the extent of parking available within the site would be sufficient commensurate to the resultant size of the residential unit.

4.3.6 As with the extant permission, it is considered that a condition regarding the use of the building as ancillary to the main dwelling would meet the tests for conditions laid out within paragraph 206 of the NPPF. The footprint of the extant permission outbuilding and that proposed within this application overlap significantly. As such, it is not considered that any potential approval of this application could result in the implementation of both schemes. No condition is thereby required in this regard.

4.4 **Conclusion**

4.4.1 The proposed outbuilding, whilst significant in size, would remain sympathetic, in-keeping and subordinate to the host dwelling without giving the appearance of a new dwelling. The site has extant permission for an outbuilding of similar size and scale which is a material consideration which weighs in favour of the proposed development. The proposal would respect the living conditions of adjoining premises, and retain sufficient on-site parking commensurate to the size and use of the residential unit. Accordingly, it is considered that the development would accord with relevant policies within the development plan.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be completed before the expiration of 3 years from the date of this decision notice.

   Reason: As required by the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3, Class Q.2.-(3)

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.

3. The residential annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as Greenways, Buckland Road, Barkway, Royston, SG8 8HA.

   Reason: To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected with each other as this would result in an unsatisfactory relationship and inadequate standard of amenity for both properties.

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 (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: 12 March 2018	