Planning Statement

Single-Storey Extensions and Minor Internal and External Alterations

1 Church Close, Reed, Herts SG8 8AN

Prepared by

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On behalf of

Mr and Mrs S Aries

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Introduction

This statement has been written to ensure that the initial principle of this proposed development provides a scheme which has been considered to its highest level and against the relevant policies and guidance as stated in Government advice.

The aim within this document is to demonstrate the key factors which have influenced the layout and design of the detailed proposals and how this complies with the guidelines set out by local and central Government guidance and standards.

Site Analysis

Reed is a small village and civil parish situated to the east of the A10, roughly three miles south of Royston. The village's origins can be traced back 2000 years but in more recent times it was a farmstead and as a result contained only a few buildings. The village amenities now include a first school, village hall, church, cricket club and village pub and restaurant.

The site is situated to the south of the built core, adjacent to St Mary's Church and forms 1 of 5 converted barns. The site is also within the Conservation Area and Green Belt.

Planning History

The house does not have previous planning history but most of the neighbouring dwellings have been granted planning permission for single-storey extensions or conservatories.

Policy Context

National Policy

National Planning Policy Framework (NPPF)

NPPF7 – Requiring good design
NPPF9 – Protecting Green Belt land
NPPF12 – Conserving and enhancing the historic environment

It is important to note that the NPPF cites that the planning system is to contribute to the achievement of sustainable development. The NPPF also promotes sustainable development in rural areas and housing should be located where it will enhance or maintain the vitality of rural communities.

The NPPF replaces all previous PPG's and PPS's and sets out the Government's National Planning Policy Framework for England. The NPPF introduced a presumption in favour of sustainable development (Paragraph 14), which should be seen as the golden thread running through both plan-making and decision-taking.

PPG2 sets out government policy on Green Belts and serves five purposes :

- to check the unrestricted sprawl of large built-up areas
- to prevent neighbouring towns merging into one another
- to assist in safeguarding the countryside from encroachment
- to preserve the setting and special character of historic towns
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land

Our proposals do not affect any of these purposes.

Paragraph 87 advises that inappropriate development is harmful to the Green Belt except in very special circumstances.

Paragraph 88 states that when considering any planning application, Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Local Planning Authorities should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are :

- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

The limited infilling of the site preserves the setting and does not encroach upon the Green Belt. The scheme will use materials that match the existing barn and there will not be any disproportionate change in the bulk or character of the original building and would not injure the visual amenities of the Green Belt.

Proposals

The proposals seek permission for the two modest single-storey extensions along with minor internal and external alterations.

The proposed extensions intend to increase the currently limited living and entertaining space and modestly increase the small bedrooms. By utilising the roof space, we are able to maximise the potential of the dwelling without increasing its height. The marginal footprint increase will not have any impact upon the neighbouring dwellings or Green Belt.

Landscaping

The site benefits from mature landscaping within the south facing garden. This landscaping creates an attractive buffer to the neighbouring buildings.

There are no plans to lose any of the existing trees or hedges.

Appearance and Scale

The proposed garden extension will be a single-storey pitched roof to match the style and materials of the existing house but with the introduction of knapped flint to one of the elevations. The infill extension across the face of the bedrooms introduces a more modern lead flat roof with a facing material of knapped flint. This offers a more interesting alternative to the existing painted render.

The development will provide a scheme that blends with the existing barn and appear to be part of the original building.



Garden elevation indicating style and materials

Access

There are no proposals to amend the vehicular access.

Conclusion

The proposed development will sensitively make the best use of the space available whilst respecting the original barn. Due to the nature of this secluded site, the additions are proportionate with the existing dwelling and would have a minimal impact on both the rural location within the Conservation Area and Green Belt, as well as the neighbouring properties.

In light of the above it is considered that the scheme is viable and accords with relevant policies and standards set both locally and nationally.