

North Hertfordshire District Council
Planning Department
Sent via Planning Portal

9th December 2024

Proposed development: Replacement of car port with annexe for ancillary accommodation, home office and store

Site: The Willows, Roe Green, Sandon, Herts SG9 0QE

Dear Sir / Madam,

An application for householder planning permission is hereby submitted via the Planning Portal for the above development.

The application comprises of the following documents:

- Application Form
- P1 - Existing plan and elevations - Car port
- Annexe proposed plan and elevations
- P4 - Existing site plan
- P5 - Proposed site plan

The site comprises a detached, four bedroomed dwelling, set well back from the road through Roe Green and benefits from a private track to its frontage, with a detached garage and detached two bay car port. The site is within the Roe Green Conservation Area and is not listed. Neighbouring residential properties consist of Ivy Cottage situated to the north-west, and The Anchor to the south-east.

The existing detached double car port is proposed to be replaced to provide ancillary annexe accommodation for the dwelling, with home office space and storage space

Director: James E Gran BA (Hons) MA MRTPI

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Company No: 10924830

included. The proposed replacement building is exactly the same size, design and details, as the recently approved scheme for extension and conversion of the current car port.

The reason for the application is that upon further investigation of the current car port approved for extension and conversion, it is now known that the foundations are unsuitable to meet building regulations. Therefore, re-building is required instead of conversion but of the same size and design.

The annexe use would be for the children of the family and for occasional guests of the family. It will not be for any rented accommodation in any way and the standard annexe condition is welcomed in this regard. This is commensurate with other annexe buildings in the local area and District, being closely related to the dwelling and of a modest size and entirely in proportion with the dwelling.

Matching materials are proposed to the existing building for black weatherboarding but of composite material, with a matching brick plinth to match the brickwork of the house, together with fully reclaimed tiles from the existing building and conservation rooflights.

The size, form and design of the resulting building, is considered to have no adverse impact upon the character and appearance of the Conservation Area or Rural Area, in accordance with the Local Plan and Section 16 of the NPPF.

In regard to any impact upon the living conditions of nearby occupiers, the closest property is The Anchor but would not be affected in any way, due to the distance and with their ancillary building in between. It is therefore considered that no harm would result from any loss of light, privacy or dominance for neighbouring occupiers.

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Moreover, ample garden area would remain for the enjoyment of the occupiers around the building on this generous plot. Several parking spaces are retained to the crescent drive frontage.

Overall, the application is considered to be of high-quality design and materials, with a size and form suitable for the location and context, enhancing the visual amenity of the street scene within Roe Green.

The proposal is in accordance with the current Local Plan policies and with Sections 12 and 16 of the NPPF. As such, the proposal is acceptable for the grant of planning permission accordingly. Please contact me should you require any further information.

Yours sincerely,

James Gran

Director

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