DELEGATED FILE NOTE

CASE OFFICER: ...Jo Cousins.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01316/FP	Replacement stable block and tack room following demolition of existing stables	Skylark Cottage Bell Lane Nuthampstead Royston Hertfordshire SG8 8ND

Submitted Plan Nos

94017.50 Proposed plans

1.0 Policies

LP6 Rural Areas Beyond the Green Belt

SECT11	Conserving and enhancing natural environ
SECT7	Requiring Good Design
XCGB1	Rural Areas Beyond the Green Belt

2.0 **Site History**

2.1 See 17/02729/1HH &17/02730/1LB for additions and alterations to Skylark Cottage. 17/01993/1PRE offers pre-application advice.

3.0 Representations

3.1 **Local residents/site notice** - no comments received.

3.2 **Nuthampstead Parish Meeting** - no comments received.

4.0 Planning Considerations

4.1 **Site & Surroundings**

4.1.1 The application site is located within an established grass field, on the opposite side of the road, opposite Skylark Cottage. The field has good post and rail fencing to the highway boundary and is partly screened by existing hedging and currently benefits from a small stable block which is falling into disrepair.

4.2 **Proposal**

4.2.1 The application seeks permission for the erection of a replacement structure to provide two stables and storage facilities. The existing building is dilapidated and has a footprint of 9.4m wide by 4.4m deep. The replacement building would have a depth of 5.4m (including the roof overhang) width of 9m and height of 3.3m. The structure would have a pitched roof finished using corrugated sheets and timber clad walls (stained brown or black). The existing hardstanding area at the site would remain unaltered.

The application utilises existing access facilities with no alterations to vehicular or pedestrian access as a result of the scheme.

See plans and DAS for full details.

4.3 **Key Issues**

4.3.1 The key considerations in this case, are whether the proposals would be appropriate for this rural area, would have any adverse impact upon the visual amenity of the area or would have any impact upon the amenities of any neighbouring properties or highway safety.

4.3.2 Both the 'saved' local plan and the emerging Submission Plan contain rural restraint policies the thrust of which is the protection of the countryside for its own sake. This approach is consistent with the NPPF. This said, these policies recognise that the countryside is a living landscape and they are consequently supportive of development which underpins the appropriate use of the landscape. Small scale equestrian development falls into to this category in my view. The proposed building is small scale and would facilitate the keeping of animals close to the owner's property and associated grazing land. It would not need new access arrangements and would be of an appropriate design and materials for the locality.
The stables are a replacement for existing ones that are in a poor condition and are not required for any business activity and for the owners private use only. I do not consider that the stables proposed, given what they are replacing, would appear out of character with the area or would be visually intrusive in the rural area. The stables would be sited within easy reach of the dwelling and have access via an exiting gateway. They would be visible in public views from the highway but would not be dominant or any more prominent than the existing structure here.
With regard to any other considerations, the site is set back from the highway and does not have any near neighbours.
The nature of the development involved leads me to consider that the development would not be harmful to this rural area and I do not consider that the proposals would be out of character with this North Hertfordshire landscape.

4.4 **Conclusion**

4.4.1 In the absence of any material or sustainable planning objections I have framed a favourable recommendation accordingly.

5.0 **Recommendation**

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

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.

3. The development hereby granted permission shall be solely for private use in

association with Skylark Cottage and shall not be used for or in connection with any commercial activity.

Reason: The site is within the rural area wherein development for commercial purposes would not be allowed unless special reasons or justification is presented to allow the policy presumption against development to be relaxed

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: 3 July 2018	