DELEGATED FILE NOTE

CASE OFFICER: ...Anne McDonald.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00766/FPH	Erection of a single storey habitable detached timber outbuilding in rear garden.	144 High Street Barkway Royston Hertfordshire SG8 8EG

Submitted Plan Nos

Proposed Elevations; Proposed Floor Plan; Block Plan; Location Plan

1.0 Policies

LP28 House Extensions

LP57	Residential Guidelines and Standards
SECT12	Conserving and enhancing historic enviro
XD3	Protecting Living Conditions

2.0 **Site History**

2.1 Previous history for enquires relating to the erection of a garden outbuilding.

3.0 **Representations**

3.1 Site and press notices were posted. All consultations expired on 26/04/18.

3.2 Barkway Parish Council – no objection providing the shed is to be used as a home office only and is not to be used as a form of residential accommodation.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Barn conversion into a dwelling with a fenced off garden from the parking area shared within the neighbour. There is a small garden which wraps around the barn dwelling on three sides. The outbuilding is to be erected in the south side garden. There are photos in Anite.

4.2 **Proposal**

4.2.1 Erection of timber garden room. The building is 3.35m wide by 3.35m deep and a maximum of 2.3m high.

4.3 **Key Issues**

- Planning permission is required for this structure as the site is within the grounds of a listed building, and in any event, permitted development rights have been removed.
- I have no objection to this small outbuilding. It is to be sited with the garden area screened in views from the driveway by the existing fence, next to existing sheds. In my view, it will not look out of place or harmful to the setting of the listed building. It will appear as a small scale ancillary garden building to a domestic house, to which, there is no objection.
- I note the comments from the Parish Council. However, due to the size of the structure it will only be used as a hobby room or home office and is not large enough to be

residential accommodation. In any event, if it were to be used for residential accommodation, this would need planning permission in its own right.

- The forms state that the external materials are to be timber walls with a black uPVC door. I have no objection to this and consider that a materials condition is not necessary in this instance.
- I note that site is within the Conservation Area. However, the building is set back from the lane and the outbuilding will be substantially screened by the existing fence. I therefore do not consider that there will be any harm on the setting or character of the Conservation Area.

4.4 **Conclusion**

4.4.1 No objection. Grant conditional permission.

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.

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 	Development Management North Hertfordshire District Council Council Offices Gernon Road

Simon Ellis Determining Officer	Letchworth Herts SG6 3JF
Date: 16 May 2018	