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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Harriet Sanders.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                                                                                | APPLICATION SITE                                                  |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| 26/00901/FP              | Change of use from Cart Lodge to car storage (garage) for personal use in association with Prairie Barn including installation of roller-shutter doors and insertion of side door. | West Lane Farm<br>West Lane<br>Pirton<br>Hertfordshire<br>SG5 3QP |

**Submitted Plan Nos**

PL-001-01 PL-010 PL-020 PL-030 PL-100 01 PL-200 01 PL-300 01

**1.0     Policies**

|      |                                         |
|------|-----------------------------------------|
| CGB1 | Rural Areas beyond the Green Belt.      |
| D1   | Sustainable design                      |
| D2   | House exts, replcmnt dwellings outbuild |
| D3   | Protecting living conditions            |
| SP5  | Countryside and Green Belt              |

## 2.0 **Site History**

2.1 None relevant to cart lodge directly. The wider site has a planning history relevant to the change of use of agricultural buildings to residential, creation of vehicular access. History can be viewed on the case file.

## 3.0 **Representations**

3.1 Site notice posted. No neighbour consultation carried out as no direct neighbours.

3.2 No comments received.

3.3 Pirton Parish Council – no objection.

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

4.1.1 The application site relates to an existing barn within the wider West Lane complex. The site falls within the Rural Areas Beyond the Green Belt designation in the Local Plan and the entrance to driveway falls within the Conservation Area.

### 4.2 **Proposal**

4.2.1 Consent is sought for:

*“Change of use from Cart Lodge to car storage (garage) for personal use in association with Prairie Barn including installation of roller-shutter doors and insertion of side door.”*

#### 4.3 **Key Issues**

4.3.1 The key material considerations when assessing the planning merits of the proposal are:

- Impact on the Rural Area beyond the Green Belt.
- Impact on the Character and Appearance of the Area.
- Potential impact on neighbour amenity.
- Access, highways and parking.
- Impact on the environment.

##### Impact on the Rural Area beyond the Green Belt

4.3.2 Local Plan Policy CGB4 refers to existing buildings in the RABGB where re-use, replacement or extension of buildings will be permitted subject to certain criteria including (summarised):

- No major extension or reconstruction is required;
- There is no materially greater impact on the rural area; and
- The development remains subordinate to the main building.

4.3.3 The proposal seeks to enclose the open side of the cart lodge for use as a garage for personal use associated with Prairie Barn. The above criteria are met. No unacceptable harm will be caused to the RABGB. The principle of development is acceptable.

##### *Impact on the Character and Appearance of the Area*

4.3.4 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site’s local context together with other criteria to encourage a positive and sustainable form of development.

4.3.5 Policy D2 of the Local Plan requires extensions to houses to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework (NPPF).

4.3.6 Policy PNP2 of the Pirton Neighbourhood Plan requires development to respect local character.

4.3.7 The proposed enclosure of the cart lodge with black metal roller shutters and new side door is acceptable in terms of design and appearance. The change of use is acceptable.

4.3.8 The entrance to the driveway falls within the conservation Area. The Cart Lodge is separated from the Conservation Area by the long driveway and no unacceptable harm will be caused to the character and appearance of the conservation area or streetscene.

Potential impact on neighbour amenity.

4.3.9 No direct neighbours – no harm caused.

Access, highways and parking

4.3.10 No change – acceptable.

Ecology

4.3.10 The applicant submitted a Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment, April 2026 in support of the application which confirmed that:

- The site is considered to have at most negligible potential for supporting protected or important species. Para 8.2
- The scheme meets the BNG de minimis exemption criteria due to the absence of any habitat.

4.3.11 It is considered that no harm will arise as a result of the change of use and BNG not required – no loss of green space.

Impact on the environment

4.3.12 Minor proposal – limited impact.

4.4 **Conclusion**

4.4.1 Acceptable

4.5 **Alternative Options**

4.5.1 N/a

4.5.1 None applicable

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 use of the garage hereby permitted shall remain at all times incidental to the enjoyment of the dwellinghouse to which it relates, and it shall not be used in connection with any form of trade, business or commercial activity.

Reason: To safeguard the character of the locality and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

#### **Biodiversity Net Gain**

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

#### **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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

|                                                                                                                             |                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Signed</p> <p></p> <p>Anne McDonald</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p>Determining Officer</p> <p><b>Date:</b> 16 June 2026</p>                                                                 |                                                                                                                                                 |