

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01767/FPH	Erection of detached timber garage and workshop outbuilding with storage, following demolition of existing detached outbuilding/ garage (as amended by plans received on 24/10/2025).	Windmill House Bennetts Lane Rushden Buntingford Hertfordshire SG9 0SH

Submitted Plan Nos

3019-003D 3019-012C 3019-001D 3019-002D 3019-004F 3019-005C 3019-006 3019-007C 3019-008C 3019-009 3019-011D 3019-013

1.0 Policies

1.1. National Planning Policy Framework (2024)

Section 2 Achieving sustainable development

Section 12 Achieving well-designed places

Section 14 Meeting the challenge of climate change, flooding and coastal change

Section 16 Conserving and enhancing the historic environment

1.2. North Hertfordshire Local Plan (2011-2031)

Strategic Policies

Policy SP1 Sustainable development in North Hertfordshire

Policy SP2 Settlement Hierarchy and Spatial Distribution

Policy SP5 Countryside and Green Belt

Policy SP9 Sustainable design

Policy SP13 Historic environment

Development Management Policies

Policy CGB1 Rural Areas beyond the Green Belt

Policy CGB4 Existing buildings in the Rural Area beyond the Green Belt

Policy D1 Sustainable design

Policy D2 House extensions and replacement dwellings

Policy D3 Protecting living conditions

Policy HE1 Designated heritage assets

Policy HE4 Archaeology

Policy T1 Assessment of transport matters

Policy T2 Parking

2.0 Relevant Site History

2.1 13/00053/1HH - Erection of detached outbuilding, demolition of existing retaining wall and closure of existing access and removal of two holly trees. Conditional Permission.

2.2 Formal pre-application advice was sought under 24/02799/PREH where the view was an initial refused based on size, scale and design as well as questionable as a curtilage building.

3.0 Representations

- 3.1 **Press, Site and Neighbour Consultation** – None received.
- 3.2 **Rushden & Wallington Parish Council** – Further details requested and overall, no objection.
- 3.3 **HCC Highways** – No objection subject to conditions.
- 3.4 **HCC Archaeology** – No objection.
- 3.5 **NHC Conservation Officer** – No objection subject to conditions
- 3.6 **NHC Ecology Officer** – No objection subject to inclusion of Informative re: mitigation and enhancements as set out in the PRA.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 Windmill House is a Grade II listed building within the Rushden Conservation Area and is located on the west side of Bennetts Lane. To the east of Windmill House there is an outbuilding (formerly known as Windmill Cottage) serving the main dwelling and it is understood to be used as additional storage/accommodation. The immediate area to the front of the dwelling is relatively compact with vehicle parking being close to the dwelling. The remaining land to the rear of Windmill House is defined as residential curtilage, as per the document submitted under the Town and Country Planning Act, 1932 which provides for the '*erection of a garage and garden outbuildings at Windmill Farm...*' and is located to the southwest of Windmill House.
- 4.1.2 For planning policy purposes the site lies in the Rural Area Beyond the Green Belt.

4.2 **Proposal**

- 4.2.1 Erection of detached timber garage and workshop outbuilding with storage, following demolition of existing detached outbuilding/ garage (as amended by plans received on 24/10/2025).
- 4.2.2 The application has been amended to reduce the scale of the proposal by lowering the ridge height and also improving the design by reducing the amount of proposed glazing to ensure it is more in keeping with the rural character of the area.
- 4.2.3 A Planning Statement and Preliminary Roost Assessment by Cherryfield Ecology has been submitted in support of the application.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:
 - Whether the proposed development would be inappropriate development in the Rural Area beyond the Green Belt for the purposes of the National Planning Policy and Local Development Plan.

- The acceptability of the design of the proposed development and its resultant impact on the listed building.
- The impact the proposed development would have on the character and appearance of the property and the surrounding area.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the living conditions of nearby neighbouring properties.

Principle of Development in the Rural Area beyond the Green Belt

- 4.3.2 The site lies outside of any defined settlement boundary and is designated as Rural Area beyond the Green Belt within the Local Plan, where there is a general presumption against development. Policy CGB1 sets out broad typologies of development considered acceptable, one of which is d) Relates to an existing rural building. Policy CGB4 sets out similar typologies of development considered acceptable, two of which are c) The resultant buildings(s) do not have a materially greater impact on the openness, purposes or general policy aims of the Rural Area beyond the Green belt than the original building(s); and d) Any outbuilding(s) are sited as close as possible to the main building(s) and visually subordinate to them. Both Policies CGB1 and CGB4 are subject to meeting the requirements of other relevant planning policies.
- 4.3.3 I consider the proposed development would not be contrary to the aims of acceptable development in the Rural Area beyond the Green Belt for reasons of being related to existing buildings, scale and being subordinate to the main building. I therefore consider the proposal acceptable in principle.

Design

- 4.3.4 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.5 The proposed outbuilding would have a low, single storey with mezzanine floor in part linear form sited on a similar footprint to the existing outbuilding and would be constructed on a low-level red brick plinth with a black stained timber feather edge horizontal boarding above and appropriate roof tile finish. Windows and doors would be finished in an oak timber. The proposed use of the outbuilding would provide for four vehicle parking bays which is shown to be 2 cars and 2 tractors, the tractor bays doubling up as storage with the remainder of the space at ground floor level being used as a workshop and gym/office/future assisted living space with the mezzanine area shown as an additional storage space.
- 4.3.6 The size and scale of the proposed building is considered appropriate given the existing building and extent of hardstanding on site. The design has been carefully considered to reflect that of the existing outbuilding, and whilst there is a greater extent of glazing, mainly to the west facing gable, the outbuilding is largely screened by established

vegetation which limits any visual harm to the street scene when approaching Rushden from the west.

- 4.3.7 I am satisfied that the proposed development would be acceptable and in accordance with Section 12 of the NPPF and Policies D1 and D2 of the Local Plan.

Impact on Heritage Assets

- 4.3.8 Section 16 of the NPPF sets out guidance relating to sustaining and enhancing heritage assets. In this regard, Policy HE1 of the Local Plan is consistent with the NPPF.
- 4.3.9 When considering the impact of proposed development on the significance of a designated heritage asset (in this case the Listed Building(s)), the NPPF notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be.
- 4.3.10 I support the view expressed by the Conservation Officer in that the proposed development would have no direct impact upon the significance of listed buildings and would not give rise to significant harm the Rushden Conservation Area and accords with Section 16 of the NPPF and Policy HE1 of the Local Plan.

Archaeology

- 4.3.11 When considering the impact of proposed development on the significance of a designated heritage asset (such as archaeology), the NPPF (Section 16 – Conserving and enhancing the historic environment) notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be. In this regard, Policy HE4 of the Local Plan is consistent with the NPPF.
- 4.3.12 The proposal is on land that has been previously developed and is therefore unlikely to disrupt subterranean heritage.
- 4.3.13 I am satisfied that the development is in accordance with Policy HE4 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.14 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the Local Plan.
- 4.3.15 No objections have been received and given the relatively isolated location and position of the proposed development, I am satisfied that there would be no impact on existing residential amenity and is in accordance with Section 12 of the NPPF and Policy D3 of the Local Plan.

Highways and Parking:

- 4.3.16 Windmill House is served by two vehicular access points, one to the front of the dwelling and which provides adequate parking spaces and one which provides for direct access to the existing outbuilding. Conditions are recommended by the Highway Authority to

address highway safety matters, and as such, I am satisfied that the proposed development is in accordance with Section 12 of the NPPF and Policy T2 of the Local Plan.

Biodiversity Net Gain (BNG)

- 4.3.17 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental Implications:

- 4.3.18 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the Local Plan, which sets out that development proposals should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.19 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP2, SP5, SP9, SP13, CGB1, CGB4, D1, D2, D3, HE, HE4 and T2 of the North Hertfordshire Local Plan 2011-2031 and Sections 2, 12, 14 and 16 of the NPPF.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

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. Prior to first use of the development the access road shall be of a bound material for the first 5m into the site to prevent material spilling onto the road.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

4. Prior to the first occupation of the development hereby permitted a visibility splay measuring 20 x 20 metres shall be provided to each side of the access where it meets the highway, and such splays shall thereafter be retained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

Reason: To ensure that the level of visibility for pedestrians, cyclists and vehicles is satisfactory in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

5. The roof shall be covered with 'Lifestyle Restoration Mix' clay tiles as stated on the approved drawings unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy HE1 of the North Hertfordshire Local Plan 2011 to 2031.

6. Section details of the new windows including a 1:1 scale drawing of the glazing bars shall be submitted to and approved in writing by the Local Planning Authority prior to the manufacture of the windows. Thereafter, the windows shall be installed in accordance with the approved details.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy HE1 of the North Hertfordshire Local Plan 2011 to 2031.

7. The residential annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as Windmill

House, Bennetts Lane, Rushden, Buntingford, Hertfordshire SG9 0SH.

Reason: To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected with each other as this would result in an unsatisfactory relationship and inadequate standard of amenity for both properties and to comply with Policy HS6 of the North Hertfordshire Local Plan 2011 to 2031.

8. The use of the outbuilding hereby permitted shall not be used in connection with any form of trade, business or commercial activity.

Reason: To safeguard the residential character of the locality and the amenities of nearby residents, both of which would be prejudiced by the activities and visual intrusion likely to be associated with a commercial activity on the site and to comply with Policy D1 and D3 of the North Hertfordshire Local Plan 2011 to 2031.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. 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.

Informative/s:

1. The applicant is advised to follow the recommended mitigation and enhancements advice as set out in section 4.4 of the Preliminary Roost Assessment by Cherryfield Ecology.
2. Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence.

Further information is available via the County Council website at:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

3. Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence.

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Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 1 December 2025	