DELEGATED FILE NOTE

CASE OFFICER: ...Tom Donovan.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00760/FPH	Erection of detached garage and storage building including home office at first floor level (as amended by drawings 171174B/001B, 002B and 003B received 22/05/2018).	Pirton Court 1 Priors Hill Pirton Hitchin Hertfordshire SG5 3QA

Submitted Plan Nos

PL01 Rev1 PL02 Rev2 001B 002B 003B

1.0 Policies

1.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 6 – Rural Areas beyond the Green Belt
Policy 55 - Car Parking Standards

1.2 **National Planning Policy Framework.**

Section 7 - Requiring good design
Section 12 – Conserving and enhancing the historic environment

1.3 **Emerging Local Plan 2011-2031 (Approved by Full Council 11th April 2017).**

D1 - Sustainable Design;
D2 – House extensions, replacement dwellings and outbuildings;
D3 – Protecting living conditions;
T2 – Parking

1.4 **Pirton Neighbourhood Plan**

PNP2 – Design and Character

1.5 **Supplementary Planning Document**

Vehicle Parking at New Development September 2011

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 **Public Notice/ local residents**
No representations received.

3.2 **Pirton Parish Council**
No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Pirton Court is a large detached residential property set in very generous grounds. It is located very slightly beyond the western boundary of the village and is located in the Pirton Conservation Area.

4.2 **Proposal**

4.2.1 One and a half storey detached garage with home office at first floor level. The garage is proposed to be L-shaped and would contain a mixture of cart-shed style

opening doors along with some open-fronted sections. The building would have a pitched roof with three dormer windows proposed for the south-west facing elevation.

Materials: Green Oak frame; Oak weatherboarding; Oak doors and windows, Slate roof.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:
--The acceptability of the principle of a building in this location.
--The effect on the historic environment and the character and appearance of the area.
--The effect on the living conditions of neighbouring properties.
--The effect on highway safety and car parking in the area.

4.3.2 Principle
The site is located in the Rural Area beyond the Green Belt and therefore saved Policy 6 is applicable. However, Policy 6 does not have a great degree of consistency with the Framework and as such I do not consider that is should be afforded much weight. However, Emerging Policy CGB1 is considered to be more consistent and I believe that this proposal would be compliant as it relates to an existing rural building. I raise no objection to the principle of the erection of the detached garage building.

4.3.3 Design and appearance/ Impact on the historic environment
The application is located on the edge of the Pirton Conservation Area and as such there is a statutory duty to ensure that development proposals preserve or enhance its character and appearance.

4.3.4 The building would be fairly substantial but would be situated some distance to the rear of the main building and would have little public impact other than some glimpse views. It would not be significantly visible from within key vantage points from within the conservation area and would thus preserve its character and appearance. In any case, the building would have an acceptable design which would not detract from the character of the area.

4.3.5 Impact on neighbouring properties
The building would be situated away from neighbouring properties and would therefore have limited impact on the living conditions of said properties.

4.3.6 Highways
The proposal would not have an adverse impact on the safe operation of the highway.

4.4 **Conclusion**

4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission should be **GRANTED.**

4.5 **Alternative options**

4.5.1 None applicable.

5.0 **Recommendation**

5.1 That planning permission is **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. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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: 23 May 2018	