DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00106/FP	Conversion of ground floor part of building to residential. Proposed single storey front porch, installation of 1m high glass balustrade to west elevation, and alterations to fenestration. Regularisation of existing residential curtilage and change of use from agricultural land to form residential curtilage. Detached garage and store following demolition of existing outbuildings. Proposed new vehicular access to serve farm traffic.	Garden Croft Westmill Lane Ickleford Hitchin Hertfordshire SG5 3RN

Submitted Plan Nos

03A PL01 02 01 PL02

1.0 Policies

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

Policy 2 – Green Belt
Policy 55 – Car Parking Standards

1.2 **National Planning Policy Framework.**

Section 3 – Supporting a prosperous rural economy
Section 7 - Requiring good design
Section 9 – Protecting Green Belt land
Section 11 – Conserving and enhancing the natural environment

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

SP2 – Settlement Hierarchy
SP5 – Countryside and Green Belt
SP9 – Design and sustainability
D1 - Sustainable Design
D3 – Protecting living conditions
T2 - Parking

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development September 2011

2.0 **Site History**

2.1 Planning permission was granted in 1968 for the use of the first floor of 'Garden Croft' as a self-contained residential property.

3.0 **Representations**

3.1 **Local residents/ Public Notice**
Mr Richardson, Top Park, Westmill Lane
Letter of support.

3.2 **HCC Highways**
No objection.

3.3 **Ickleford Parish Council**
No objection.

3.4 **Environmental Protection**
No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Garden Croft is a detached two storey building which has until recently been under the ownership of 'The Round House' which is located to the east. The building is currently only occupied at first floor level for residential with the ground floor being used for storage. A number of detached garage buildings are located to the front of the main building whilst some dis-used former agricultural buildings are located to the west of the main building. The existing vehicular access is currently used as a right-of-way for farm traffic into the fields to the rear.

4.2 **Proposal**

4.2.1 This development proposal is comprised of the following elements:

4.2.2 Parts of the proposal that affect the main building:
--Conversion of ground floor part of building to residential.
--Proposed single storey front porch.
--Installation of 1m high glass balustrade to west elevation.
--Alterations to fenestration.

4.2.3 --Detached garage and store following demolition of existing outbuildings and garages.

4.2.4 --Regularisation of existing residential curtilage and change of use from agricultural land to form residential curtilage.
--Proposed new vehicular access to serve farm traffic.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:
--Whether the proposals would be inappropriate development in the Green Belt and if so, whether there are very special circumstances which clearly outweigh the harm caused by inappropriateness or any other harm.
--The effect on the character and appearance of the area.
--The effect on the living conditions of neighbouring properties.
--The effect on highway safety and car parking provision in the area.

4.3.2 <u>Green Belt</u>
The majority of the proposals would have little discernible impact on the Green Belt; particularly in terms of impact on openness and the purposes of the Green Belt. However, the following elements need special comment:

Front Porch Extension
Para.89 of the Framework suggests that an extension to an existing building is acceptable providing it does not constitute a disproportionate addition above and beyond the size of the original building. The proposed extension would be a modest addition and would not be disproportionate in relation to the size of the original building. As such, it is my view that this aspect of the proposals would not be inappropriate development.

Detached garage
The erection of a new building in the Green Belt is inappropriate development unless it falls within one of the exceptions found within para.89 or 90 of the Framework. One such exception is the replacement of a building providing it is not materially larger than the one it replaces and is in the same use. The proposal

involves the demolition of two detached garage buildings at the front of the site whilst a number of outbuildings are to be removed from the part of the site where the garage is proposed to be positioned. The footprint of the buildings proposed for removal far outweighs the footprint of the proposed garage and therefore it is my view that the proposed garage would be an exception in line with para.89 of the Framework and would not therefore be inappropriate development.

4.3.3 Green Belt: Local Plan Policy
The proposed development would be 'appropriate' in the Green Belt and significant visual impact would not result. Consequently the proposal would be compliant with Saved Policy 2. The proposal would be compliant with Emerging Policy SP5.

4.3.4 Design and appearance
In my view the proposed development would result in an improvement of the appearance of the site and therefore have a positive impact on the wider character and appearance of the area.

4.3.5 Impact on neighbouring properties
None of the elements proposed would result in any harm to the living conditions of any of the neighbouring properties.

4.3.6 Highways
Hertfordshire County Council have confirmed that there are no objections to the proposed new vehicular farm access.

4.3.7 Car parking
The site includes ample space for the parking of at least two cars.

4.4 **Conclusion**

4.4.1 The proposal would be compliant with the relevant provisions of the Saved Local Plan, the National Planning Policy Framework, the Emerging Local Plan and any other material planning considerations.

5.0 **Recommendation**

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

1. The development hereby permitted shall be completed before the expiration of 3 years from the date of this decision notice.

   Reason: As required by the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3, Class Q.2.-(3)

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.

Informative/s:

HIGHWAY INFORMATIVES: HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980:

General works within the highway (s278) - construction standards AN) Construction standards for works within the highway:
The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx or by telephoning 0300 1234047.

AN) Road Deposits:
It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx or by telephoning 0300 1234047

Signed  Simon Ellis	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth

Determining Officer	Herts SG6 3JF
Date: 9 March 2018	