

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02373/FP	Erection of detached double carport	Bibbsworth Hall Farm Bibbs Hall Lane Kimpton Hitchin Hertfordshire SG4 8EN

Submitted Plan Nos

24 BIBB SL04 B 24 BIBB SP05 A 24 BIBB GA01

1.0 Policies

D1	Sustainable design
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN16	Conserve + enhance historic environment
SECN9	Promoting sustainable transport
SP13	Historic environment
SP5	Countryside and Green Belt
SP6	Sustainable transport
SP9	Design and Sustainability
T2	Parking

2.0 **Relevant site history**

- 2.1 24/00686/FP - Erection of detached double carport – Refused 13/05/24 for:
1. The proposed development by reason of its type, size and visual impacts would be inappropriate development in the Green Belt by definition and would cause further harm through loss of openness. The proposal does not comply with Policy SP5 of the Local Plan and Section 13 of the NPPF.
- 2.2 23/02638/FP - Internal and external alteration including rear inset balconies at first floor level, replacement fenestration and external materials to facilitate conversion of existing agricultural outbuilding to two 4-bed dwellings including parking and landscaping (amended by plan received 29/01/24) – Approved 01/02/24.
- 2.3 23/00784/PNQ - Change of use of existing agricultural barn into 2 x 4 bed dwellings with 2 car parking spaces for each dwelling – Prior Approval Given 18/05/23.
- 2.4 20/01254/FP - Erection of one semi-detached 5-bed dwelling, one semi-detached 4-bed and one detached 4-bed dwelling including garaging and home office outbuilding following demolition of existing buildings, re-location of public footpath (amended plans received 18/11/20) – Approved 11/02/21.

3.0 **Representations**

- 3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is undeveloped ground on the west side of a site under construction for new residential development in association with planning permissions 23/02638/FP and 20/01254/FP. The site is within the Green Belt. A listed building is to the east. A public footpath is to the east.

4.2 **Proposal**

- 4.2.1 The erection of a detached double car port with a pitched roof.

4.3 **Key Issues**

- 4.3.1 The key material considerations are whether the development is acceptable in principle, design, neighbour amenity, and parking.

Principle

- 4.3.2 The site is in the Green Belt. Policy SP5 of the adopted Local Plan states that the Council will only permit development proposals in the Green Belt where they would not result in inappropriate development or where very special circumstances have been

demonstrated. Policy SP5 refers to the National Planning Policy Framework (NPPF) which sets out exceptions to inappropriate development in the Green Belt in paragraphs 154 and 155 (December 2024 version). Para. 155 is not relevant, and 154 is:

154. Development in the Green Belt is inappropriate unless one of the following exceptions applies:

a) buildings for agriculture and forestry;

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

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e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.

h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

i. mineral extraction;

ii. engineering operations;

iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;

iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;

v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and

vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

- 4.3.3 The proposed car port is proposed to be in association with a barn that is undergoing conversion to two dwellings under planning permission 23/02638/FP.
- 4.3.4 In assessing the proposal against the above criteria, the proposed car port is considered to be an extension to the dwellings under construction due to its function and proximity to them. The car port would be much smaller than the dwellings, and would not be a disproportionate addition.
- 4.3.5 It's acknowledged that the previous barn to be used as the basis for the conversion approved under 23/02638/FP has been reduced to its frame, however the fundamental structure of the barn remains and construction works are underway on the conversion, therefore in this case it's considered that the proposed car port would be an extension of the existing barn building.
- 4.3.6 The proposal is considered acceptable in principle. The proposal complies with Policy SP5 of the Local Plan, and Section 13 of the NPPF.

Character and appearance

- 4.3.7 Bibbsworth Hall Farmhouse is a listed building to the east, which is a designated heritage asset. It is not however considered that the proposed development would adversely affect its setting and significance due to the new development between it and the site, the distance to the listed building, and the small size of the car port.
- 4.3.8 The proposed car port is considered to be of a size, siting and design compatible with the buildings approved under planning permission 20/01254/FP. Impacts on the wider locality would be limited due to the small size of the building; and screening by buildings, trees and vegetation, and an earth bund. The design is therefore acceptable. The proposal complies with Policies D1 and HE1 of the adopted Local Plan; and Sections 12 and 16 of the NPPF.

Neighbour amenity

- 4.3.9 The car port would be of a small size, and would be of a use and distance sufficient from the closest dwellings to the west and east to not cause harm to their amenity. The proposal is not considered harmful to amenity. The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

Parking

- 4.3.10 The car port would maintain a minimum of two parking spaces for each of the two dwellings approved under 23/02638/FP, and is acceptable.. The proposal complies with Policy T2 of the Local Plan, and Section 9 of the NPPF.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **APPROVED**.

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. Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

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 D1 of the North Hertfordshire Local Plan 2011 to 2031.

4. The garages shall be used only for the accommodation of private motor vehicles or for purposes incidental to the dwellings to which they relate and they shall not be used for or in connection with any form of trade, business or commercial activity.

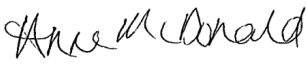
Reason: To safeguard the residential character of the locality and the amenities of nearby residents, both of which would be prejudiced by the activities and visual intrusion likely to be associated with a commercial activity and to comply with Policy D1 and/or Policy D3 of the North Hertfordshire Local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

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 December 2024	