DELEGATED FILE NOTE

CASE OFFICER: ...Jo Cousins.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01163/FP	Change of use of agricultural land to residential. Erection of single storey detached double garage (for use in association with residential barn conversion previously approved under 16/009271).	The Grain Barn Church Lane Reed Royston Hertfordshire SG8 8AP

Submitted Plan Nos

Location Plan; P370 1; P370 2; P370 3

1.0 Policies

LP6 Rural Areas Beyond the Green Belt

LP55	Car Parking Standards
LP57	Residential Guidelines and Standards
SECT7	Requiring Good Design
SECT12	Conserving and enhancing historic enviro
XCGB1	Rural Areas Beyond the Green Belt
XD1	Sustainable Design
XD3	Protecting Living Conditions
XT2	Parking
XHE1	Designated Heritage Assets

2.0 Relevant History

2.1 Permission granted under reference 16/00927/1 for the change of use of an agricultural building to dwellinghouse and ancillary works in September 2016.

2.2 In March 2018 an application was withdrawn for the development the subject of this application as a householder application had been submitted and the red line to the site was incorrect not including the small area of additional land within the application site. See 18/00123/FPH

2.3 Applications have been granted for a sub-station to the immediate north of the building.

3.0 Representations

3.1 **Reed Parish Council** – make the following comments:-

The Parish Council had no objection to this application but wished to remind NHDC of the comments submitted regarding the recent previous application for this site (*a suggestion that similar planting to the west be put in along the northern boundary to screen the new building and the sub-station*).

The Parish Council finds it difficult to understand why there has been a series of applications on this site and why one complete application was not put in initially when the barn was converted, to include the garage and now change of use for the land.

3.2 **HCC Historic Advisor** - confirm the following:-
In this instance I consider that the development is unlikely to have a significant impact on heritage assets of archaeological interest, and I have no comment to make upon the proposal.

3.3 **Other consultees - note that on the original submission NHDC Conservation, HCC Ecology, HCC Hertfordshire Highways and Environmental Protection (noise and other nuisance)** did not raise any objections or wish to restrict the grant of planning permission. Further consultation therefore considered unnecessary.

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 The application site comprises an agriculture building currently undergoing conversion to a dwelling (16/00927/1 refers) positioned on the east side of the lane, in a bend in the road. The land is cropped to the north, west and south of the building, and there are clear open views from the lane to the site. The site has a vehicle access off the lane on the south side, and a small yard to the south and west of the building. The large external grain silo on the outside of the building has been removed, and there is a new electricity sub station to the immediate north of the building. The building is within the Reed Conservation Area. There are photos in Anite under the previous case files.

4.2 Proposal

4.2.1 The application is seeking full planning permission for the change of use of an additional small area of agricultural land (approx. 8m deep by 12m wide) to within the curtilage of the site located to the north of the building and between the electricity sub-station and the highway. This extended residential curtilage would allow for the construction of a garage shown to be 6.8m wide by 6.3m deep. The structure would have a simple mono-pitched roof with a maximum height of 3.5m and a minimum of 2.3m. The garage would have a simple agrarian design with clad walls and roofing to match the adjacent barn. The plans show landscaping to the rear of the garage to provide additional screening.

4.2.2 A DAS and Heritage Statement have been submitted with the application. See

su7bmitted details and plans.

4.3 **Key Issues**

43.1 The application is for an additional building within the curtilage of a barn converted to a residential use under reference 16/00927/1. The main consideration with this application is whether the addition of a garage is appropriate given the rural area, its impact upon the Conservation Area and visual amenity of the area and if the design and location are acceptable.

Conservation and Heritage Considerations

4.3.2 The building is within the Reed Conservation Area. The Conservation Officer commented upon the barn conversion and suggested that it may not necessarily be included within the designation should a review of the area be conducted. Given the single storey nature of the garage, its location to the side of the barn and its simple 'agricultural' design I do not consider that the development would have any significant harm upon the character and appearance of the area. In my view the development would be sympathetic addition and will not have harm on the wider character of setting of the conservation area. I, therefore, consider that the proposal satisfies section 72 of the Planning (Listed Buildings and conservation Areas) Act 1990 as supported through the NPPF.

4.3.3 Visual Amenity/design

The barn conversion application removed permitted development rights at this site with the previous case officer justifying this stating: *Furthermore, whilst there may be no objection to a small garden shed, if larger garages or large summer houses were to be built in the grounds these could be considered to appear contrary to the character of the site and context of the lane and I consider that a planning assessment is required.*

The development would be to the rear of the intended parking area and would be behind boundary landscaping. In wider views of the area it would appear subordinate to the main barn and would not be readily visible in the street scene here. I do not consider that the proposal would have any adverse impact upon visual amenity and the design approach, materials and scale would be appropriate for the area. The structure would appear as a smaller rural building and would have a simple agricultural design that would in my view enhance this site. I conclude that the development would not be contrary to the character of the site or contradict the rural character of the area.

4.3.11 Other matters

There is plenty of space on site for both parking, turning and bin storage, and no objection is raised on these matters. I have noted the landscaping comment made by the Parish Council. There would be additional landscaping proposed as stated on the plan and in the DAS but this would not be around the sub-station. I consider that it would be expedient to condition that the small amount of landscaping to the rear of the garage be carried out and completed, although I would also note that this is likely to be screened by the existing boundary vegetation and the enhancements to the site under 16/00927/1.

4.4 **Conclusion**

4.4.1 That in the absence of any material or sustainable grounds for objection I have framed a favourable recommendation accordingly.

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 proposed landscaping to the rear of the garage hereby permitted shall be carried out before the end of the first planting season following either the first occupation the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

   Reason:To safeguard and enhance the appearance of the completed development and the visual amenity of the locality.

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.

Signed	Development Management North Hertfordshire District Council

 Simon Ellis Determining Officer	Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 22 June 2018	