

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01350/FPH	Single storey side extension	Wood Barn Southern Green Rushden Buntingford Hertfordshire SG9 0SS

Submitted Plan Nos

GDA-724-01 GDA-724-02 GDA-724-03 GDA-724-04 GDA-724-05 GDA-724-06 GDA-724-07 GDA-724-08 GDA-724-09 GDA-724-10 GDA-724-11

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
CGB4	Exist buildings in the RA Beyond GB

2.0 Site History

2.1	03/00572/1 - Partial conversion of agricultural barn to create a four bedroom farm worker's dwelling and associated residential curtilage.	Refused.
2.2	04/00521/1 - Partial conversion of agricultural barn to create a four bedroom farm worker's dwelling and associated residential curtilage.	Conditional Permission.
2.3	11/00036/1HH - Erection of Sun Lounge to side and rear of property.	Conditional Permission.
2.4	13/00477/1 - Change of use of agricultural land to garden land.	Conditional Permission.
2.5	21/00066/FP - Retention of existing temporary stables including extension to stable block. Construction of sand based manege with lighting.	Conditional Permission.
2.6	21/03017/LDCP - The provision of a twin unit mobile home (not operational development) within the garden of the lawful dwelling house for use as additional	

accommodation by a family member as part of one household (not a material change of use).

Granted.

3.0 **Representations**

3.1 **Neighbour Consultation & Site Notice** – None received.

3.2 **Wallington Parish Council** – None received.

3.3 **HCC Mineral and Waste** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a converted two-storey barn dwelling. The barn forms part of Wood Farm and is accessed via a farm track from Bennett's Lane. The barn is in a rural location near Southern Green and is within the rural area beyond the greenbelt.

4.2 **Proposal**

4.2.1 Single storey side extension.

4.3 **Key Issues**

4.3.1 The key issues in this case are the design of the development relative to the main dwelling and the impact the development has on the reasonable living conditions of the neighbouring properties.

Principle and Design

4.3.1 Policy CGB4 of the Local Plan states that for existing buildings in the Rural Area beyond the Green Belt (RAGB), planning permission will be granted provided that:

"b) Any existing building to be converted for re-use does not require major extension or reconstruction;

c) The resultant building(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".

4.3.2 The proposed side extension will be approximately 3.459m in depth, 5.248m in width with a lean-to roof with eaves at 2.73m in height and a ridge at 3.64m. The extension would have a similar depth, height, and design to the existing single storey side/rear extension but would be set away from the existing. The proposed extension would be partially screened by vegetation but would be visible when driving up the road from Wood Farm. The proposal seeks to use matching timber shiplap, slate tile roof and uPVC windows. These materials and design are considered sympathetic to the existing

dwelling and in my view, would not result in an adverse effect on the character of the dwelling.

4.3.3 Due to the sympathetic scale, design and materials the proposal would not be considered a disproportionate addition to the existing building. In my view, for the reasons stated above, the resultant building would not have a materially greater impact on the openness of the Greenbelt than the original barn.

4.3.4 This is considered in line with Section 12 of the National Planning Policy Framework and Policies D1, D2, D3 and CGB4 of the Local Plan.

Impact on Neighbours

4.3.5 The barn is set significantly away from neighbouring dwellings and therefore would not result in any harm to neighbouring amenity.

4.3.6 The site features a large curtilage; the acceptable design and scale is appropriate for the local context and therefore would not cause any harm on the amenity of future occupiers.

4.3.7 This development is therefore considered in accordance with Section 12 of the NPPF.

Environmental Implications

4.3.8 The proposed development would be consistent with the criteria set out in Local Plan Policy D1 '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Highways and Parking:

4.3.9 The proposal would not affect the existing off street parking provided at the front of the dwelling nor would it result in the creation of any additional bedrooms, I am therefore satisfied the criteria in the Parking SPD has been met.

Biodiversity Net Gain:

4.3.10 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.

4.4 **Conclusion**

4.4.1 Overall, as stated above it is considered that the proposed development is compliant with the necessary provisions of the Local Plan policies and the guidelines set out in the NPPF.

4.5 **Alternative Options**

4.5.1 None.

4.6 **Pre-Commencement Conditions**

4.6.1 None.

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.

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 (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: 30 July 2024	