

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02156/FPH	Single storey rear extension. Removal of two garage doors and replace with windows and insertion of two rooflights to existing garage to facilitate garage conversion into art studio. Alterations to fenestration of main dwelling and garage. Erection of detached shed in side garden	30 Shillington Road Pirton Hitchin Hertfordshire SG5 3QL

Submitted Plan Nos

SHIL06-10-001- SHIL06-10-002 SHIL06-10-010 SHIL06-10-011 SHIL06-10-012 SHIL06-10-013 SHIL06-10-014 SHIL06-10-015 SHIL06-10-020 SHIL06-10-025 SHIL06-10-026 SHIL06-10-021 SHIL06-10-022 SHIL06-10-023 SHIL06-10-024 SHIL06-10-027 SHIL06-10-028

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
HE4	Archaeology
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment
SECN9	Promoting sustainable transport
SP13	Historic environment
SP2	Settlement Hierarchy and Spatial Distrib
SP6	Sustainable transport
SP9	Design and Sustainability

Pirton Neighbourhood Plan

Policies PNP 3, PNP 8, PNP 13

2.0 Relevant Site History

- 2.1 24/01316/FPH - Single storey rear and side extensions. Alterations to fenestration of main dwelling and existing garage to facilitate garage conversion into art studio – Approved 08/08/24.
- 2.2 24/01088/FP - Erection of rear shed for agricultural purposes – Approved 11/07/24.
- 2.3 24/00609/LDCP - Erection of rear garden shed – Approved 24/04/24.
- 2.4 22/02484/FPH - Two storey extension to rear and both side elevations including first floor rear balcony and rear Juliette balcony and first floor front extension following demolition of existing detached garage – Approved 16/01/23.

3.0 Representations

- 3.1 **Parish Council** – We have looked at the above application which raises some concerns but falls short of an objection.

1) Archaeology.

We believe, as recommended by Historic England in their response to this application, that NHDC should seek the advice of their specialist archaeological adviser. At the time of this response we cannot see such advice available under "Related Documents".

We must assume that the archaeological conditions to the previous application will apply equally to this application as well as any other additional matters your archaeological advisers recommend for this sensitive area.

2. Rooflights.

Consideration should again be given to the number of velux rooflights proposed - we count no less than seven to the rear. There is a serious risk of light pollution in a rural dark skies area of Pirton, potentially to the detriment of the village amenity, and to wildlife such as moths and bats which are seriously affected by light from houses. This property backs onto agricultural land/ meadow which has no such light sources.

Indeed the proposed rear extension and garage themselves have substantial fenestration to the rear and we fail to see any real need or justification for these additional velux rooflights and would encourage their removal.

The Pirton Conservation Area Management Plan for Character Area 2 states on pages 41/42 "Dormer windows and rooflights are not common features and loft conversions are not commonplace."

3. Overcrowding of the Site

Consideration should be given to the potential danger of overcrowding of the site.

The front and side garden of No 30 has already been reduced by the removal of a substantial proportion of the former garden for a future building plot.

The rear garden is modest and the proposed extension will obviously reduce it further. There are existing sheds in the garden and permission has also been given previously for an outbuilding/shed in the garden with a GIA of 20 square metres. It is not clear whether the shed shown in this application is additional to that.

The actual garden size may be blurred by the fact that the plans do not clearly distinguish between the garden of No 30 and the recently acquired agricultural land to the rear which cannot be used as a garden without planning permission.

In addition, the repurposing of the garages may mean that more of the existing garden to the front may need to be utilised to provide the necessary 3 car parking spaces and some turning areas

Whilst Historic England believes that the application does less than substantial harm on heritage grounds we do not believe that the proposals can be said to improve or enhance the Conservation Area. Whilst we do not believe that this proposal causes significant harm to the Conservation Area, we are likely not to be supportive of any further development within the plot.

Finally, we note from previous applications that the garage contains asbestos. We trust that, if granted, there will be appropriate conditions to deal with the problem.

- 3.2 **Historic England** - The application site is located immediately to the northwest of the scheduled monument of 'Moated site and associated enclosure at Rectory Farm', List Entry Number 1009451 <https://historicengland.org.uk/listing/the-list/list-entry/1009451>.

Moated sites form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside.

The monument at Rectory Farm is unusual in that it has two moated enclosures, one possibly having been for habitation, the other for horticulture. Despite some infilling of the ditches and the construction of the 17th century farmhouse, the monument survives well and evidence of the original mediaeval structure that occupied the site survives on the island. Additionally, the ditches will retain environmental evidence relating to the occupation of the site and the economy of its inhabitants.

The setting of the scheduled monument contributes to its significance and how the site is experienced; the moated enclosure is situated in an essentially rural and agricultural landscape surrounded by farm buildings to the west and, largely, by open fields to the north and east.

Impact on the significance of the historic environment

This proposed development would result in a slight change to the setting of the scheduled monument. In our view, the harm would be towards the lower end of less than substantial.

We note, the addition of the proposed shed against the eastern edge of the scheduled monument from the current application, which had been submitted in a previous scheme (22/02484/FPH). Although it creates slightly more harm, the location close to the house and the low profile of the shed are not a significant increase.

Historic England's Advice

The proposed application will result in a slight change to the setting of the scheduled monument known as 'Moated site and associated enclosure at Rectory Farm'. This is because the scheduled monument draws some significance from its landscape setting. In our view, however, the harm would be towards the lower end of less than substantial.

Recommendation

Historic England has no objection to the application on heritage grounds. We suggest that you seek the views of your specialist archaeological adviser.

(Full comments on file)

- 3.3 **Archaeology** - In this case three appropriately worded conditions on any planning consent would be sufficient to provide for the level of investigation that this proposal warrants

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a two storey detached dwelling with a pitched roof and detached double garage. The site is in the NW of Pirton where it's on the edge of the settlement with the countryside, with this part of the locality having a rural and wooded character with a small number of dwellings nearby.
- 4.1.2 The site is in a Conservation Area. No. 28 Shillington Road to the east is a listed building. The west boundary of the site borders a Scheduled Monument. The southern 2/3 of the site is within the settlement boundary of Pirton, a Category A village in the Local Plan. The remaining northern 1/3 of the site is in the Rural Area Beyond the Green Belt.

4.2 **Proposal**

- 4.2.1 The proposal is for a single storey rear extension with a mono-pitched roof, the conversion of the detached garage to an art studio with altered and new openings, and the erection of a detached shed with a mono-pitched roof to the west of the dwelling.

4.3 **Key Issues**

- 4.3.1 The key material considerations are design and heritage, impacts on neighbour amenity, and parking.

Design and heritage

- 4.3.2 The proposed rear extension and garage conversion with external alterations is a smaller version of previous recent planning permission 24/01316/FPH, with this new application not linking the garage to the dwelling but being of a similar size and design to the earlier permission in other respects, including openings and rooflights. On this basis the rear extension and garage conversion are considered in keeping with the character and appearance of the dwelling and the street scene.
- 4.3.3 The proposed new shed was not part of permission 24/01316/FPH, and is proposed to be sited further forwards than the sheds approved under the two 2024 permissions. The proposed shed would be small and would appear as a 'typical' garden shed outbuilding for a dwelling. The shed would be in the private garden of the dwelling albeit close to its front boundary and would have some visibility in the street scene. The visual impacts of the shed would however be considered limited as the shed would be small and it would be substantially obscured by the dwelling and vegetation. The shed is considered in keeping with the character and appearance of the dwelling and the street scene.
- 4.3.4 The site is adjacent to a Scheduled Monument to the west ('Moated site and associated enclosure at Rectory Farm', List Entry Number 1009451). The proposed development would be considered to have smaller impacts on its setting and significance than the extensions and alterations to the dwelling approved under previous planning permissions 24/01316/FPH and 22/02484/FPH, which Historic England did not object to. Historic England have also not objected to this application. It is not therefore considered that harm will be caused to the setting and significance of the Scheduled Monument.
- 4.3.5 The site is in the Pirton Conservation Area, where S72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise of planning powers in conservation areas "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".
- 4.3.6 The proposed development would be considered to have lesser impacts on the CA than that approved under 24/01316/FPH and 22/02484/FPH due to its smaller size and scale and more limited visibility, and is not considered harmful to the significance of the CA. The setting and significance of the listed building to the east will also not be harmed.
- 4.3.7 The County Council Archaeologist has recommended three archaeological recording conditions are also recommended to be imposed on any permission granted. It is however considered that such a condition should not apply to the proposed garage conversion as the garage building already exists and the external works will be to its walls and roof, which will not affect archaeological assets.

- 4.3.8 An archaeological recording condition is considered necessary in respect of the rear extension as this has the potential to affect remains of archaeological interest, and would be consistent with 24/01316/FPH.
- 4.3.9 The means of construction of the shed is not certain and it's not clear how it would be fixed to the ground, e.g. whether it would have a concrete base, or if it would sit on the existing ground. It is considered that the archaeological recording condition can be appropriately worded to include details of the shed ground works if they would be more significant than simply placing the shed on the ground. The proposal complies with Policies D1, D2, HE1 and HE4 of the Local Plan, Sections 12 and 16 of the NPPF, and the Pirton Neighbourhood Plan.

Neighbour amenity

- 4.3.10 The rear extension, garage conversion and alterations, and new shed will be small, set away from the closest dwellings, and will not result in harm to their habitable rooms and gardens. Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.11 The proposal will result in the loss of a double garage and associated parking provision. The site will however retain parking provision for three cars, which complies with the Local Plan Policy T2 and the Neighbourhood Plan Policy PNP 13.

4.4 **Conclusion**

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

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 extension and outbuilding alterations hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

4. The single storey rear extension, and the shed if ground excavation is required, shall not take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:
 1. The programme and methodology of site investigation and recording
 2. The programme for post investigation assessment
 3. Provision to be made for analysis of the site investigation and recording
 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 5. Provision to be made for archive deposition of the analysis and records of the site investigation
 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

Reason: In the interests of archaeology. To comply with Policy HE4 of the Local Plan.

5. The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition 4.

Reason: In the interests of archaeology. To comply with Policy HE4 of the Local Plan.

6. The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 4 and the provision made for analysis and publication where appropriate.

Reason: In the interests of archaeology. To comply with Policy HE4 of the Local Plan.

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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 20 November 2024	