

3/09/0590/FP – Construction of a triple bay carport/garage with first floor storage/office at Hatch Grove, Monks Green Farm, Monks Green Lane, Brickendon for William Ashley & Partners.

Date of Receipt: 20.04.09

Type: Full

Parish: BRICKENDON LIBERTY

Ward: HERTFORD HEATH

RECOMMENDATION

The Director of Neighbourhood Services be authorised to **GRANT** planning permission subject to the following conditions:-

1. Three year time limit (1T12)
2. Materials of construction (2E11)
3. The garage and car ports shall be retained for the housing of private vehicles and not as additional living accommodation or for any commercial activity.

Reason: To ensure that the Local Planning Authority retains control over any future development within the Metropolitan Green Belt and in the interest of amenity.

4. The first floor of the building hereby permitted shall only be used for a purpose incidental to the enjoyment of the dwellinghouse of Hatch Grove and for no other purpose.

Reason: To ensure that the Local Planning Authority retains control over any future development.

Directive

1. Other legislation (010L)

Summary of Reasons for Decision:

The proposal has been considered with regard to the policies of the Development Plan (East of England Plan May 2008, Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and East Herts Local Plan Second Review April 2007), and in particular policies GBC1, ENV1, ENV5, ENV9, BH1, BH2 and BH3. The balance of the considerations having regard to those policies is that permission should be granted.

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1.0 Background

- 1.1 The property is sited to the edge of the farm complex of Monks Green Farm, being sited around 1 mile to the immediate south of Hertford, as shown on the attached OS extract. The wider farm complex includes other dwellings at Long Croft, Monks Green Farm House, Rose Cottage and The Bungalow.
- 1.2 The application seeks permission for an outbuilding structure which equates to a triple bay carport/garage with 2 open bays for parking of vehicles and 1 enclosed bay for storage. The footprint measures 6 by 9.9 metres, with an eaves of 2.5 metres and ridge of 6.1 metres. The first floor has 2 dormer windows and is proposed as storage/office accommodation. Materials of construction are indicated as brick and wood cladding and slate roof.
- 1.3 The application is being reported to Committee as the applicant is Cllr Ashley.

2.0 Site History

- 2.1 Hatch Grove was approved as an agricultural workers dwelling under outline permission (lpa 3/90/2100/OP) and reserved matters (lpa 3/91/1387/RP). There is no other history relevant to this application.

3.0 Consultation Responses

- 3.1 The County Historic Environment Unit have commented that the proposal is unlikely to have an impact upon significant archaeological deposits, structures or features.
- 3.2 The County Highways have commented that the proposal is acceptable in a highway context.

4.0 Parish Council Representations

- 4.1 No comments have been received from Hertford Heath Parish Council.

5.0 Other Representations

- 5.1 The application has been advertised by way of neighbour notification and press and site notice. At the time of writing the report, no representation letters had been received.

6.0 Policy

6.1 When considering the application a number of policies contained in the Adopted Local Plan must be taken into account. These include GBC1: Appropriate Development in the Green Belt, ENV1: Design and Environmental Quality, ENV5: Extensions to Dwellings and BH1, BH2 and BH3 relating to archaeology.

7.0 Considerations

7.1 In determining this application it is necessary to consider the impact upon the visual amenities and openness of the Green Belt; the appropriateness of the size, scale and design of garage; and neighbour amenity impact.

7.2 The site lies within the Metropolitan Green Belt, wherein policy GBC1 states that limited extension and alterations to dwelling are acceptable in principle, subject to the criteria of policy ENV5.

7.3 Policy ENV5 states that an outbuilding in this location is required to be of a size and scale that would not by itself or cumulatively with other extensions disproportionately alter the size of the original dwelling nor intrude into the openness or rural qualities of the surrounding area.

7.4 As stated, Hatch Grove is an agricultural workers dwelling that was approved outline permission under lpa 3/90/2100/OP and reserved matters under lpa 3/91/1387/RP. With the exception of the conversion of the garage into habitable accommodation and a modest rear conservatory, neither of which required planning permission, there has been no other extension to the property. The detached garage is therefore not considered to disproportionately alter the size of the original dwelling.

7.5 The garage structure is proposed to be sited 13 metres to the east of the existing property which would screen the proposal from views from the west. A large 2 storey height barn building is sited 4.5 metres to the north which would screen the proposal from this view. The east and southern boundary consists of a 2 metres high dense conifer hedge, beyond which to the south the land immediately rises with a 4 metre embankment. As such the proposal is largely screened from all directions and there would be no longer views of the garage. Due to this discrete siting and size of structure there would be no adverse impact upon the openness or character and appearance of the Green Belt.

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- 7.6 I turn now to assess the appropriateness of the size and design of the garage. The proposed garage externally measures 6 by 9.9 metres and is considered to be of an appropriate size and scale. The design of the structure is in keeping with the character of the property and the locality and the proposed materials of brick and wood cladding with a slate roof are high quality materials that would be in keeping.
- 7.7 The first floor accommodation is proposed to be used for an office/study with store. The applicant has confirmed that this is to be used incidental to the main dwelling for work associated with the farm business. There is no objection to this incidental use.
- 7.8 It is noted that an almost identical triple garage structure with dormer accommodation within the first floor was approved in 2006 (Ipa 3/06/0604/FP) and constructed at the dwelling of Long Croft sited opposite Hatch Grove. The siting of the garage would be more visually prominent than that proposed here, but fits comfortably within the landscape.
- 7.9 In terms of neighbour impact from the proposal, given the siting of the garage and relationship with neighbouring properties, there would be no unacceptable impact upon their amenity.
- 7.10 The proposal will have no impact upon archaeological deposits, structures or features and given the nature of the proposal there are no highway objections.

8.0 Conclusion

- 8.1 To conclude, I consider that the development is acceptable. The garage is of an appropriate size, scale and design that constitutes appropriate development within the Metropolitan Green Belt and would not impact adversely upon the character and appearance of the Metropolitan Green Belt nor impact upon neighbour amenity. The proposal has been considered with regard to the policies of the Development Plan (East of England Plan, Hertfordshire County Structure Plan and East Herts Local Plan). The balance of the considerations having regard to those policies is that planning permission should be granted subject to the conditions set out at the commencement of this report.