

3/10/0464/FP - The erection of a double garage at Twyford House, Pig Lane, Bishops Stortford, CM22 7PA for Alpha Technologies Europe Ltd

Date of Receipt: 30.03.2010

Type: Full-Minor

Parish: THORLEY

Ward: BISHOPS STORTFORD - SOUTH

RECOMMENDATION

That planning permission be **GRANTED** subject to the following conditions:-

1. Three Year Time Limit (1T121)
2. Samples of Materials (2E12)
3. The building hereby permitted shall only be used for purposes in connection with the use of Twyford House and for no other purpose.

Reason: To allow the Local Planning Authority to retain control over any future development and to ensure that the use of the building remains sympathetic to the surrounding Green Belt.

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 the saved policies of the East Herts Local Plan Second Review April 2007), and in particular policies GBC1, ENV1, ENV2 and PPG2 and PPS 5. The balance of the considerations having regard to those policies and the permission granted for a detached garage in 2000 under LPA reference 3/99/1743/FP is that permission should be granted.

_____ (046410FP.NB)

1.0 Background

- 1.1 The application site is shown on the attached OS extract.
- 1.2 Twyford House is Grade 2* Listed Building located within the Metropolitan Green Belt. The House is currently used as offices.
- 1.3 The application site forms a small area of land to the west of Twyford House which is accessed via a partially hard surfaced track that leads to the rear of the House and then connects with the tarmac access that serves the House and the adjacent dwellings in Twyford Mews.

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- 1.4 The existing site appears to have been previously hard surfaced, however is currently largely overrun by moss and grass.
- 1.5 Adjacent to the site is a tennis court to the south east and agricultural land to the west and north.
- 1.6 The proposed development is for a double garage to be used by the occupiers of the offices at Twyford House. The garage would be brick built with a tiled roof. The building would have a pitched roof reaching a ridge height of 3.4 metres.

2.0 Site History

- 2.1 In 2000 planning permission was granted under delegated powers for a detached garage at the site under lpa reference 3/99/1743/FP. This permission has not been implemented.

3.0 Consultation Responses

- 3.1 County Highways do not wish to restrict the grant of permission.

4.0 Town Council Representations

- 4.1 No comments have been received from the Bishops Stortford Town Council.

5.0 Other Representations

- 5.1 The application has been advertised by way of press notice, site notice and neighbour notification.

- 5.2 No letters of representation have been received.

6.0 Policy

- 6.1 The relevant 'saved' Local Plan policies in this application include the following:-

GBC1	Green Belt
ENV1	Design and Environmental Quality
ENV2	Landscaping

6.2 In addition, the following National policy guidance is relevant:-

PPS 5 Planning for the Historic Environment
PPG2 Green Belts

7.0 Considerations

- 7.1 Both Planning Policy Guidance Note 2 – Green Belts and Local Plan Policy GBC1 outline specific types of development that are appropriate within the Green Belt, which includes agricultural related developments and essential facilities for outdoor sports and recreation. The proposed garage building for the offices does not fall within the appropriate types of development outlined within PPG2 and Policy GBC1 of the Local Plan. PPG2 states that inappropriate development is, by definition, harmful to the Green Belt and that the onus is upon the applicant to demonstrate that the harm that the inappropriate development would cause to the Green Belt would be clearly outweighed by other considerations. The determining considerations in this case relate to whether the very special circumstances apparent are sufficient to outweigh the harm that the development would cause to the Green Belt in order to allow a departure from policy, and whether the development complies with other policies within the development plan.
- 7.2 An important consideration for this application is the planning permission granted for a double garage at the site in 2000. This garage was of a similar size and design, except that it would have had a hipped roof instead of the pitched roof that is currently proposed. The siting of the approved garage building was identical to the current proposal.
- 7.3 Since the permission that was granted in 2000 there have been no changes in national or local Green Belt policy or any other apparent circumstances at the site to warrant a different decision being made on the current application.
- 7.4 Twyford House has a small area of parking to the front of the building that provides space for 10 vehicles. The proposed garage would provide 2 additional parking spaces for employees. Officers consider that the proposed 2 additional parking spaces provided by the garage would be beneficial to the existing offices.
- 7.5 The building would be largely screened from the surrounding area by existing landscaping that is sited close to the boundaries of the site with the adjacent agricultural land. The proposed building is of a modest size and scale and would have a limited impact upon the openness of the surrounding Green Belt.

- 7.6 The siting of the garage is some 43 metres away from the nearest residential property in Twyford Mews. In accordance with the aims of Policy ENV1 the proposed development would not have a detrimental impact upon the amenities of any neighbouring occupiers.
- 7.7 The previous permission was granted subject to a condition to require the building to be used for the housing of vehicles associated with the use of Twyford House and not for any additional living accommodation of commercial activity. Officers do not consider it to be necessary or reasonable to impose a condition to this effect, however have recommended Condition 3 at the head of this report to ensure that the building is used for the purposes currently intended in association with the business at Twyford House. This condition is considered to be necessary to ensure that the use of the building remains acceptable given the site's location within the Green Belt.

8.0 Conclusion

- 8.1 The proposed development is considered by Officers to have an acceptable impact upon the openness of the Green Belt and does not conflict with the aims of Policy GBC1 and PPG 2.
- 8.2 Having considered the limited impact that the development would have upon the openness of the Green Belt together with the previous permission granted for a similar development at this site, Officers consider these to form special circumstances that allow for a departure from Green Belt Policy in this case.
- 8.3 Having regard to the above considerations, it is recommended that planning permission is approved subject to the conditions at the head of this report.