

3/10/1026/FP – Erection of detached store building at Hardings Farm, High Wych, Sawbridgeworth, Herts, CM21 0LF for Mr David Coates.

Date of Receipt: 07.06.2010

Type: Full – Other

Parish: HIGH WYCH

Ward: MUCH HADHAM

RECOMMENDATION

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

1. 1T12 – Three year time limit
2. 2E42 – Materials as on plan

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan, Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and East Herts Local Plan Second Review April 2007), and in particular GBC1, ENV1, ENV5 and Planning Policy Statement 5: Planning for the Historic Environment. The balance of the considerations having regard to those policies and the justification for the storage building is that permission should be granted.

_____(101026FP.LD)

1.0 Background

- 1.1 The application site is located within the Green Belt to the West of the settlement of Sawbridgeworth as shown on the attached OS extract.
- 1.2 The application property is a two storey Grade II Listed farmhouse which is situated within a large site and benefits from a number of existing outbuildings including a stable block and barn, garaging and store. The property is surrounded by open agricultural land, some of which located to the South, belongs to Hardings Farm. The property is not immediately adjoined by neighbouring properties and its closest neighbour is located over 100 metres to the North at Chandlers Lane Cottage.
- 1.3 The proposal is for the erection of a detached store building. The proposed building would be 8 metres wide, 5.6 metres in depth and 4 metres in height to the ridge of the hipped roof. The proposed building would be located close to the cluster of existing buildings on the site and it has been indicated within the Design and Access Statement that the proposed building would be used for secure covered storage of garden machinery which is required to maintain the grounds of Hardings Farm which extend to

3/10/1026/FP

approximately 2.67 hectares (6.6 acres).

2.0 Site History

2.1 Planning permission and listed building consent were granted in 1989 for a two storey rear extension; reconstruction of existing shed and stores; demolition of steel framed barn and garage; construction of new garage and small barn; and construction of new barn and stables (LPA Ref: 3/89/1932/FP, 3/89/1933/LB). A subsequent application for a single storey rear extension was then granted planning permission and listed building consent (LPA Ref: 3/08/2047/FP, 3/08/2048/LB).

3.0 Consultation Responses

3.1 No consultation responses have been received

4.0 Parish Council Representations

4.1 High Wych Parish Council has no comments or objections to the proposal.

5.0 Other Representations

5.1 The applications have 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 Local Plan policies in this application include the following:-

GBC1 Appropriate Development in the Green Belt
ENV1 Design and Environmental Quality
ENV5 Extensions to Dwellings

In addition to the above it is considered that Planning Policy Statement 5: Planning for the Historic Environment is relevant to this application.

7.0 Considerations

7.1 The determining issues in relation to this application are as follows:

- The principle of development within the Green Belt;

- The impact of the proposal on the character and appearance of the existing dwelling and surrounding area;
- The impact of the proposal on the setting of the listed building.

Principle of Development

- 7.1 The application site is located within the Green Belt, wherein limited extensions and alterations to dwellings will be permitted provided that an extension to a dwelling or the erection of outbuilding will be of a scale and size that would either by itself, or cumulatively with other extensions, not disproportionately alter the size of the original dwelling nor intrude into the openness or rural qualities of the surrounding area, in accordance with Policies GBC1 and ENV5.
- 7.2 It has been calculated that the floor area of the original dwelling was approximately 360 square metres (sq.m) however, the previously approved stables, barns and garaging resulted in an increase of some 316 sq.m, which represents an 88 per cent increase in the size of the original dwelling. It is considered that the proposed garage would cumulatively with other extensions to the dwelling result in an increase of over 100 per cent in the size of the original dwelling, which would form a departure from Policies GBC1 and ENV5 the Local Plan.
- 7.3 Hardings Farm is situated within a large site with approximately 2.67 hectares of agricultural land associated with the site. The proposed detached store building would be located close to the existing group of buildings and would facilitate the storage of garden machinery for the maintenance of the wider site. It has been noted that the existing garaging, stables and barns are fully utilised in association with Hardings Farm as a domestic dwelling and the proposed building would provide covered storage of machinery which is currently kept in the open, close to the main dwelling. Furthermore, the proposed building would not in itself disproportionately alter the size of the original dwelling. It is therefore considered that there would be sufficient justification for the proposed storage building and taking into consideration its intended purpose, it is considered that this need would constitute very special circumstances to outweigh the harm by reason of inappropriateness in the Green Belt.

The impact of the proposal on the character and appearance of the existing dwelling and surrounding area

- 7.4 The proposed detached store building would be modest in size and limited in height. The simple design of the proposed store building, which would benefit from a hipped roof and weather boarded exterior, would be in keeping with existing outbuildings associated with main dwelling. It is also

considered that the proposed building would be subordinate to the main dwelling and its location to the South of the existing group of buildings would not encroach into the openness or rural character of the surrounding area. As the property is situated within its own grounds with no immediate neighbours it is also considered that the proposal would not be detrimental to the amenities of nearby residential occupiers.

The impact of the proposal on the setting of the listed building

7.5 Taking the above considerations into account, it is considered that the proposed detached store would not be detrimental to the setting of the listed building, in accordance with Planning Policy Statement 5: Planning for the Historic Environment.

8.0 Conclusion

8.1 In summary, it is considered that the proposed development would be acceptable in this instance and that special circumstances exist to outweigh the harm, by reason of inappropriateness within the Green Belt.

8.2 It is therefore considered that there are circumstances in this case to allow permission to be granted contrary to Policy GBC1 and ENV5 of the East Herts Local Plan, and it is recommended that permission be granted subject to the conditions set out above.