

**4/01106/17/FHA - CONSTRUCTION OF CAR PORT. CONVERSION OF EXISTING BARN TO AN ANNEXE TO BE USED IN CONJUNCTION WITH CHIPPERFIELD LODGE..
CHIPPERFIELD LODGE, LANGLEY ROAD, CHIPPERFIELD, KINGS LANGLEY, WD4 9JQ.
APPLICANT: H Simeone & J Evans.**

[Case Officer - Briony Curtain]

Summary

The application is recommended for approval.

The application is for the conversion of an existing outbuilding to an annexe, which is considered to be appropriate development in the Green Belt. The car port represents the only addition to the building, and given its limited height, flat roof and open nature there would not be any significant harm to the openness of the Green Belt or character of the countryside. The external works to the existing building (additional and amended fenestration) would not have any negative impacts on the character of the countryside. The amenities of the neighbouring properties would not be harmed and sufficient parking is provided on site. Occupation of the annexe would be restricted by condition.

Site Description

Chipperfield Lodge is a large detached 1920's property situated within a generous plot on the north side of Langley Hill just beyond Whippendell Bottom. It is located in primarily open countryside within a treed setting to all boundaries with a commanding view over Langley Hill, albeit highly visible on the approach from Whippendell Bottom. The dwelling is set back from the road and is approached by a steep-sided drive which rises up from the road to open out into a gravelled forecourt. Views into the site from the road are obscured by the banks to the front and their tree cover. The dwelling has a steep plain tiled roof with crested ridge over pebbledashed and painted walls with timber casement windows. It has been extended in the past by way of a loft conversion with rear dormers and single storey rear extension. Numerous outbuildings have also been approved and constructed. The site falls within the GB and AONB.

The outbuilding subject of this application is sited north of the dwelling, and set well back from the highway.

Proposal

Planning permission is sought for the conversion of an existing barn into a residential annexe associated with Chipperfield Lodge. It is also proposed to construct an open sided car port attached to the barn.

The conversion involves the insertion and relocation of velux roof lights to the east and west elevation, the introduction of a window and fixed shutter in the northern gable end to match that of the southern gable. Recessed glazing will replace the existing garage/barn door.

The scheme has been amended during the course of the application. The car port as originally proposed incorporated a pitched roof, almost as high as the outbuilding, this has now been omitted and replaced with a simple flat roof. The car port is not enclosed but open, with piers supporting a flat roof.

Referral to Committee

The application is referred to the Development Control Committee due to the contrary views of Chipperfield Parish Council.

Planning History

4/01045/04/DRC REVISED DETAILS OF LANDSCAPING SCHEME REQUIRED BY
CONDITION 1 OF PLANNING PERMISSION 4/02101/03 (FRONT
ENTRANCE AND RETAINING WALLS)
Granted
14/06/2004

4/00040/04/DRC DETAILS OF LANDSCAPING SCHEME AS REQUIRED BY CONDITION
1 OF PLANNING PERMISSION 4/02101/03 (FRONT ENTRANCE AND
RETAINING WALLS)
Refused
01/03/2004

4/02101/03/RET FRONT ENTRANCE GATES AND RETAINING WALLS
Granted
27/11/2003

4/01682/03/RET FENCE
Refused
30/09/2003

4/00215/03/FHA SINGLE STOREY REAR EXTENSION AND ROOFSPACE CONVERSION
Granted
02/04/2003

4/01699/96/FHA DETACHED GARAGE AND GARDEN STORE
Granted
05/02/1997

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
Circular 11/95

Adopted Core Strategy

NP1 - Supporting Development
CS1 - Distribution of Development
CS5 - The Green Belt
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS24 - Chilterns Area of Outstanding Natural Beauty
CS29 - Sustainable Design and Construction

Saved Policies of the Dacorum Borough Local Plan

Policies 23, 97
Appendices 3, 5

Summary of Representations

Chipperfield Parish Council

Amended Plans - OBJECT as this is seen as a new dwelling in the Green Belt.

Original Plans - OBJECT over expansion in the Green Belt.

Response to Neighbour Notification / Site Notice / Newspaper Advertisement

No comments received

Considerations

Policy and Principle

It is questionable whether planning permission is actually required for the use of the existing outbuilding as a residential annexe associated with the main dwelling as this often doesn't constitute development as both occupancies are still contained within the one planning unit. Nevertheless, the conversion involves external alterations and an extension to the building (car port) which do require consent.

Para 89 of the NPPF allows for the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Policy CS5 of the adopted Core Strategy allows for small scale development within the Green Belt including reuse of permanent, substantial buildings and limited extensions to existing buildings; provided that it has no significant impact on the character and appearance of the countryside and it supports the rural economy and the maintenance of the wider countryside.

The car port would be the only addition to the existing building. Given it is open sided, modest in size and has been amended to incorporate a flat roof only, it is considered proportionate and would have very limited harm to the overall openness of the Green Belt. The use of the existing outbuilding would be occupied in association with the main house and as such it is considered a good re-use of existing buildings without any significant intensification of use. The conversion would constitute a re-use of an existing building and would be considered as appropriate use in the Green Belt in accordance with policy CS5 above and the NPPF.

Impact on Green Belt and character of the Countryside

In addition to the considerations above, it is considered that the conversion and the addition of the car port would not result in any significant loss of openness to the Green Belt. The external works to the building (alterations to the fenestration) would not have any negative impacts to character of the countryside. The car port is modest in size and height, and given it is flat roof would not appear unduly prominent or intrusive. From most vantage points it would be concealed from view or viewed against the backdrop of the much larger existing outbuilding.

Effects on appearance of building

Given its open nature and flat roof, the car port would clearly appear subservient and would not significantly alter the overall character or appearance of the building. External works are proposed, however these works are considered to be sympathetic to the existing building and no objection is raised. There are existing roof lights, which are being relocated and whilst it would be preferable to avoid the addition of any more, a refusal on these grounds could not be sustained.

Impact on Neighbours

The site is well screened by mature hedging and trees. Due to the screening, together with the orientation and separation distances, it is not considered that the conversion of the outbuilding to a granny annexe would result in any significant harm to the neighbouring property in terms of loss of light, privacy or overbearing impact. By their nature the roof lights would face the sky and avoid overlooking. The additional fenestration to the gable ends would face the main dwelling house or the fields behind and thus not give rise to any significant concerns.

Other Material Planning Considerations

As the outbuilding comprises facilities capable for independent living, it is considered reasonable to impose a planning condition restricting the use of the annexe. This is to restrict the occupation as a separate dwelling in the future which would be considered unacceptable in planning terms.

RECOMMENDATION - That planning permission be **GRANTED** for the reasons referred to above and subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be constructed in accordance with the materials specified on the approved drawings and documents.**

Reason: To ensure a satisfactory appearance to the development in accordance with Policy CS12 of the Core Strategy.

Reason: To safeguard the character and appearance of the chilterns Area of Outstanding Natural Beauty in accordance with Policy CS24 of the Core Strategy.

- 3 The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Chipperfield Lodge, Langley Road.**

Reason: To safeguard appropriate development in the Green Belt and character of the area in accordance with policies CS5 and CS12 of the adopted Core Strategy and to avoid harm to the amenities of the neighbouring properties in accordance with policy CS12.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans/documents:**

0325/01/01A
0325/01/02B

Reason: For the avoidance of doubt and in the interests of proper planning.

Article 35;

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.