

4/02996/17/FHA - CONSTRUCTION OF DOUBLE GARAGE WITH WOOD STORE, NEW RELOCATED GATE, FENCE AND ASSOCIATED LANDSCAPING. THE GRANARY, CHEVERELLS GREEN, MARKYATE, ST ALBANS, AL3 8AA. APPLICANT: Ms J Timmis.

[Case Officer - Amy Harman]

Summary

The application is recommended for approval.

Site Description

The site is a former Montessori Nursery which is set in the grounds of the residential property 'Little Cheverells' (Grade II listed). It is a converted timber framed barn which is set adjacent to a Grade II listed granary building. Planning permission was granted in 2010 for conversion of the Montessori nursery and barn to one residential property.

The proposed garage would be located to the north of the new dwelling directly adjacent to Pickford Road.

Proposal

Construction of double garage with wood store, new relocated gate, fence and associated landscaping.

Referral to Committee

The application is referred to the Development Control Committee due to the applicant being a Councilor.

Planning History

4/00735/17/DRC DETAILS AS REQUIRED BY CONDITIONS 2 (BARN TIMBERS),4 (WRITTEN SCHEME OF INVESTIGATION) OF LISTED BUILDING CONSENT 4/01307/16/LBC (CHANGE OF USE FROM D1 NON-RESIDENTIAL INSTITUTIONS TO C3 RESIDENTIAL DWELLING. SINGLE STOREY REAR EXTENSION)
Granted
30/05/2017

4/01306/16/FUL CHANGE OF USE FROM D1 NON-RESIDENTIAL INSTITUTIONS TO C3 RESIDENTIAL DWELLING. SINGLE STOREY REAR EXTENSION.
Granted
13/07/2016

4/01307/16/LBC CHANGE OF USE FROM D1 NON-RESIDENTIAL INSTITUTIONS TO C3 RESIDENTIAL DWELLING. SINGLE STOREY REAR EXTENSION.
Granted
14/07/2016

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
Circular 11/95

Adopted Core Strategy

NP1 - Supporting Development
CS1 - Distribution of Development
CS4 - The Towns and Large Villages
CS7 - Rural Area
CS8 - Sustainable Transport
CS9 - Management of Roads
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS13 - Quality of Public Realm
CS25 - Landscape Character
CS27 - Quality of the Historic Environment

Saved Policies of the Dacorum Borough Local Plan

Appendices 3

Supplementary Planning Guidance / Documents

Accessibility Zones for the Application of car Parking Standards (July 2002)
Landscape Character Assessment (May 2004)

Advice Notes and Appraisals

Sustainable Development Advice Note (March 2011)
Conservation Area Character Appraisal for Markyate.

Summary of Representations

Markyate Parish Council

No objection

Conservation and Design

I have no objections to this proposal. The black uPVC rainwater goods specified need to be altered to black painted metal. There is no specified finish for the weatherboarding and doors, but these should be black 'tar' finish.

Hertfordshire Highways

COMMENTS

This application is for Double Garage With Wood Store, New Relocated Gate, Lapboard Fence And Landscaping

PARKING AND ACCESS

The proposal is to construct a new double garage/carport. No new or altered vehicle or pedestrian access is required and no works are proposed in the highway. Pickford Road is an unnumbered "C" classified road with a speed limit of 30 mph, so vehicles are required to enter and exit the site in forward gear. The applicant has demonstrated that there is adequate manoeuvring space on site for vehicles to achieve this.

CONCLUSION

Hertfordshire County Council as Highway Authority considers the proposal would not have an increased impact on the safety and operation of the adjoining highways.

Trees and Woodlands

The TPO trees would have been affected by previous fencing / gate works. This app won't make matters worse unless a significant root is affected, hence my comment about trial pits.

Response to Neighbour Notification / Site Notice / Newspaper Advertisement

High Oaks - Objects:

The proposed structure will be directly in front of our main bedroom window, study, landing and entrance. We welcome the thoughtful and sympathetic design and standard of both the house itself and the proposed garage but the application does not:

1. Define the height to the peak of the roof of the garage.
2. Specify the position of the proposal on the land and so in principle it could be on the boundary and thus very close to our property.

Without this information we cannot definitively comment on the scale of loss of light, overshadowing and visual intrusion, all of which are "material planning considerations". To the extent possible, the impact on High Oaks is minimised:

- the closer the proposed garage is to Pickford Road
- closer to the Granary building, hence less directly in front of our property.

Our property currently has a constrained opening onto Pickford Road and we want to avoid being "boxed in".

Considerations

Policy and Principle

Limited extensions to existing buildings are acceptable in the Rural Area under Policy CS7 of the Core Strategy. The forecourt area would fall within the definition of previously developed land under Annex 2 of the NPPF and as such the key consideration with respect to this development in the Rural Area is that it would have no significant impact on the character and appearance of the countryside and would support the rural economy. The proposal is considered to support the rural economy in a limited way through construction and would therefore meet the objectives of Policy CS7 of the Core Strategy and would not conflict with the general aims of saved Policy 22 of the Local Plan.

Effect on Appearance of Building and Rural Area

Policy CS12 (Quality of Site Design) states that each site should:

- a) provide a safe and satisfactory means of access for all users;
- b) provide sufficient parking and sufficient space for servicing;
- c) avoid visual intrusion, loss of sunlight and daylight, loss of privacy and disturbance to the surrounding properties;
- d) retain important trees or replace them with suitable species if their loss is justified;
- e) plant trees and shrubs to help assimilate development and softly screen settlement edges;
- f) integrate with streetscape character; and
- g)

respect adjoining properties in terms of:

i) layout, ii) security, iii) site coverage, iv) scale, v) height, vi) bulk, vii) materials; and viii) landscaping and amenity space.

Policy CS27 states all development will favour the conservation of heritage assets. The integrity, setting and distinctiveness of designated and undesignated heritage assets will be protected, conserved and if appropriate enhanced. Development will positively conserve and enhance the appearance and character of conservation areas. Features of known or potential archaeological interest will be surveyed, recorded and wherever possible retained.

The oak framed double garage (one enclosed, one bay) will be traditionally constructed to blend in with the surrounding outbuildings. The side cladding is of weatherboarding, the roof will be pitched and slate tiles to match the outbuildings and the traditional doors, which hang on T hinges are vertically boarded.

The materials (as amended) are considered acceptable; blank Plinth walls with a Black 'tar' finish wetherborading and oak frame, a natural slate roof and black 'tar' finish timber with black painted metal rainwater goods.

The proposed outbuilding are of a scale, design, height and material which are considered to be fit for purposes and would not result in harm to the character of the countryside.

In accordance with policy CS7, CS12 and CS27 of the Core Strategy, the proposed oak framed garage is considered acceptable in terms of layout and site coverage. The proposal preserves the existing buildings and the rural area.

Impact on Trees and Landscaping

The installation of the garage does not effect the TPO trees on site. Trees and Woodlands have no objections to the proposed new hedgerow. The proposal would therefore accord with saved Policy 99 of the Local Plan.

Impact on Highway Safety

No objections from highways.

No new or altered vehicle or pedestrian access is required and no works are proposed in the highway. Pickford Road is an unnumbered "C" classified road with a speed limit of 30 mph, so vehicles are required to enter and exit the site in forward gear. The applicant has demonstrated that there is adequate manoeuvring space on site for vehicles to achieve this.

Impact on Neighbours

The proposed garage would be a maximum of 3.82 metres to the ridge and 2.25 metres to the eaves. The ridge of the garage is forward and not in line with the frontage of High Oaks, therefore there is little or no impact on the main bedroom and study and having a separation distance of at least 12 metres. In addition an additional hedgerow will provide screening for the garage. Due to the orientation of the site there is no effect on the daylight / sunlight from the setting of this garage into High Oaks.

Other Material Planning Considerations

Community Infrastructure Levy (CIL)

Policy CS35 requires all developments to make appropriate contributions towards infrastructure required to support the development. These contributions will normally extend

only to the payment of CIL where applicable. The Council's Community Infrastructure Levy (CIL) was adopted in February 2015 and came into force on the 1st July 2015. This application is not CIL Liable due to resulting in less than 100m² of additional floor space.

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 carried out in accordance with the following approved plans/documents:**

460S /TP-LBC / 201
460S / TP-LBC/ 202A rev.A

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

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

Reason: To safeguard the character and appearance of the Listed Building in accordance with Adopted Core Strategy CS12 and CS24

Article 35 Statement

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.