

ITEM NUMBER: 5e

19/02790/FUL	Open fronted pole barn and stable building	
Site Address:	2 Woodend Cottages Little Woodend Markyate St Albans Hertfordshire AL3 8AX	
Applicant/Agent:	Mr & Mrs Humbert	
Case Officer:	Colin Lecart	
Parish/Ward:	Flamstead Parish Council	Watling
Referral to Committee:	Objection from Parish Council	

1. **RECOMMENDATION** – That planning permission be **GRANTED**.

2. **SUMMARY**

2.1 The scale of the buildings are considered proportionate to the agricultural uses taking place on the land. They are not considered to have a detrimental impact on the character and appearance of the Rural Area or the Chilterns AONB. The buildings are positioned along the boundary with adjacent agricultural land and this, combined with their modest scale means there are no significant impacts on residential amenity.

3. **SITE DESCRIPTION**

3.1 The application site comprises land to the rear of number 2 Woodend Cottages. The dwelling itself is a two storey semi-detached dwelling that is a Grade II Listed Building. The land in question lies outside of the residential curtilage of this property and is surrounded by agricultural fields. The site is located within the Green Belt and Chilterns AONB. A right of way runs through the site.

4. **PROPOSAL**

4.1 The application seeks permission for an open fronted pole barn and stable building. The buildings have already been constructed.

5. **PLANNING HISTORY**

Planning Applications:

19/02804/LDE - Barn used for the storage of hay and straw in conjunction with our registered pedigree flock of Black Welsh Mountain sheep and our other animals (donkeys, alpacas, pigs, goats) together with the secure storage of tools and implements.

4/00541/18/FHA - Single storey rear extension
WDN - 23rd May 2018

4/00539/18/LBC - Single storey rear extension to replace an existing single storey rear extension built around 1975. Construct rockwool firestop wall within roofspace between 1 and 2 little woodend cottages.
WDN - 23rd May 2018

6. **CONSTRAINTS**

Parking Accessibility Zone (DBLP): 4

Special Control for Advertisements: Advert Spec Contr
Area of Outstanding Natural Beauty: CAONB outside Dacorum
CIL Zone: CIL2
Grade: II,
Grade: II,
Parish: Flamstead CP
RAF Halton and Chenies Zone: Green (15.2m)
RAF Halton and Chenies Zone: Red (10.7m)
Rural Area: Policy: CS7
EA Source Protection Zone: 3

7. REPRESENTATIONS

Consultation responses

7.1 These are reproduced in full at Appendix A.

Neighbour notification/site notice responses

7.2 These are reproduced in full at Appendix B.

8. PLANNING POLICIES

Main Documents:

National Planning Policy Framework (February 2019)
Dacorum Borough Core Strategy 2006-2031 (adopted September 2013)
Dacorum Borough Local Plan 1999-2011 (adopted April 2004)

Relevant Policies:

CS7 – Rural Area
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS25 – Landscape Character
CS27 – Quality of the Historic Environment

9. CONSIDERATIONS

Main Issues

9.1 The main issues to consider are:

The policy and principle justification for the proposal;
The quality of design and impact on visual amenity;
The impact on residential amenity; and
The impact on highway safety and car parking.

Principle of Development

9.2 The site is located within a Rural Area where Policy CS7 of the Core Strategy (2013) where the principle of agricultural uses is acceptable. Small-scale development will be permitted for this use provided it has no significant impact on the character and appearance of the countryside and supports the rural economy.

9.3 The site is also located with the Chilterns Area of Outstanding Natural Beauty (AONB) where Policy CS25 states all development should help conserve Dacorum's natural and historic landscape.

9.4 The applicant owns a collection of animals as listed below:

- 15 breeding ewes
- 1 ram
- 1 wether (castrated ram)
- 2 Pygmy goats
- 2 breeding alpaca
- 3 breeding donkeys
- 2 Kune pigs

9.5 The sheep are lambed and ewe lambs sold as breeding stock while ram lambs go to slaughter at 9 months. Hay Bales are also made from the land.

9.6 From the above it is considered the land in question accommodates an agricultural use which is acceptable under Policy CS7. It should be noted that even if the livestock were kept on the land simply for grazing purposes, this would be considered an agricultural use under Section 336 of the Town and Country Planning Act (1990). The buildings in question are considered proportionate to the scale of agricultural activities taking place on the land; they are used for shelter for the livestock and for storage of materials and machinery associated with the use of the land.

Impact on Surrounding Area, Chilterns AONB, Listed Building

9.7 Policies CS11 and CS12 of the Core Strategy (2013) generally state that development should respect the character and appearance of the surrounding area. Policy CS27 states that the integrity, setting and distinctiveness of designated and undesignated Heritage assets should be protected. The site is also located within the Chilterns AONB. Policy CS25 seeks to conserve the Borough's natural and historic landscape.

9.8 The open ended pole barn measures 2.45m in height and the stable building measures 2.1m height, both timber clad. From a height perspective the buildings are not considered to be visually intrusive and generally respect the lie of the land.

9.9 The conservation officer had concerns over the metal storage containers from a visual perspective. Due to this, amended plans have been received which conceal the containers within the overall structure of the building. This is considered acceptable by the conservation officer, while also providing a level of secure storage within the building, which is largely open in design. The proposal would not harm the significance of the designated heritage asset.

9.10 Paragraph 4.17 of the Chilterns Building Design Guide (2010) states it is preferable to align new buildings within the dominant axis of existing buildings. The buildings are considered well related to the existing dwelling rather than being splayed across the fields to the north east and south.

9.11 Furthermore, it should be noted that a barn did exist on the site which was located along the boundary with the rights of way. This has been demolished and it is considered the new buildings are positioned in a more sympathetic location. It is also considered the appearance of the barns are not detrimental to the rural character of the area and the Chiltern Hills. Metal clad barn structures, larger in scale are located to the South on Wood End Lane. The site as a whole is perceived within a rural landscape where the appearance of agricultural buildings would not appear out of context.

9.12 It is considered the application complies with Policies CS7, CS11, CS12, CS25 and CS27 of the Core Strategy (2013).

Impact on Residential Amenity

9.13 Policy CS12 of the Core Strategy (2013) and Saved Appendix 3 of the Local Plan (2004) provide guidance stating that development should not have adverse impacts on the residential amenity of neighbouring properties in terms light, outlook and privacy.

9.14 The buildings are located along land belonging to the neighbouring property, 1 Woodend Cottages. However, this land lies outside the residential curtilage of this property and thus does not form part of its rear garden. In terms of the rear boundary of the residential curtilage, the buildings are located behind an existing structure granted under a Lawful Development Certificate (19/02804/LDE). This building is located approximately 25m from the rear elevation of the adjacent property.

9.15 Due to the above and the scale of the buildings, it is considered the structures do not have an adverse impact on residential amenity in terms of light, outlook or privacy.

10. CONCLUSION

10.1 With regards to the above assessment, the application is recommended for approval. The scale of the buildings are considered proportionate to the agricultural uses taking place on the land. They are not considered to have a detrimental impact on the character and appearance of the Rural Area or the Chilterns AONB. The buildings are positioned along the boundary with adjacent agricultural land and this, combined with their modest scale means there are no significant impacts on residential amenity.

11. RECOMMENDATION

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

Conditions

1. The development hereby permitted shall begin 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:

A 19 19 - O
Stable Sketch (Stables Direct 28/08/2019)

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

Informatives:

1. 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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
Flamstead Parish Council	The application was voted in the majority to object because it is yet another retrospective application which in itself is not a reason to object. However, it is a contributing factor, given the lack of consideration given to the impact on the neighbours and members of the public who use the Chilterns Way which passes along the side of the property by erecting such buildings without permission in the AONB. There appears to be a general "building creep" on this land and rubble has also been spread on the ground to effect a road, again without due consideration to the surroundings. Object
Conservation & Design (DBC)	Following a review of the amended proposals we would not object to the scheme. The materials and form now better preserve the character of the area. The weatherboard cladding is more appropriate and in keeping with the character of the area when compared to the shipping containers. As such we believe that the proposals are now acceptable and would have a limited harm within the landscape and would not harm the significance of the heritage asset. However it would be recommended that the boarding be painted black to better reflect the local vernacular.

APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
1	1	0	1	0

Neighbour Responses

Address	Comments
1	We live at No.1 Woodend Cottages and these buildings are located directly behind our garden. Over the past 4 and a half years we have

seen these grow in size each year. Currently Mr Humbert seems to be further extending the yard with more metal framed buildings.

We live in an Area of Outstanding Natural Beauty and the Chiltern Way footpath is adjacent to these buildings.

Mr Humbert needs storage for his job. He previously assured us he didn't need planning for these buildings and suggested he needed all of them for his animals.

We recently applied for Planning Permission which was granted in September. Having seen what Mr Humbert has done since we've lived here, in this beautiful place, we were very keen to do things differently. We approached Dacorum for a pre-planning meeting and they put us in contact with their Conservation and Heritage expert. It was explained to us that they employ an expert for sensitive planning applications like ours (development next to a Listed Building and in an AONB).

We don't think these buildings look very nice and we question whether you should be allowed to do that on Greenbelt land but we are not the experts. We feel that the Mr and Mrs Humbert should have to listen to the experts as we did. We feel they should not gain any advantage by putting up these buildings illegally.

All we ask is that Dacorum Planning consider whether the location, design, size and materials used by Mr Humbert would have been reflected in the Heritage experts recommendations and on a further note whether they would have even been allowed at all.