

ITEM NUMBER: 5d

20/02272/FHA	Construction of a single storey oak cart shed style car port with log store.	
Site Address:	3 Little Gaddesden House Nettleden Road Little Gaddesden Berkhamsted Hertfordshire HP4 1PL	
Applicant/Agent:	Mr Philip Clarke	
Case Officer:	Sally Robbins	
Parish/Ward:	Little Gaddesden Parish Council	Ashridge
Referral to Committee:	Contrary view of Little Gaddesden Parish Council	

1. RECOMMENDATION

That planning permission be **REFUSED**

2. SUMMARY

2.1 The construction of a detached carport in this location is not acceptable in principle, would result in urban sprawl and would harm the setting of the Listed Building, which is contrary to Policies CS7, CS25 and CS27 of the Core Strategy and Section 66 of The Planning (Listed Building and Conservation Areas) Act 1990.

3. SITE DESCRIPTION

3.1 The application site is located off Nettleden Road, to the south of Little Gaddesden in predominantly open countryside. No. 3 forms part of Little Gaddesden House, a 19th Century Grade II Listed property, which was originally constructed as the home and office for the Agent at the Ashridge Estate. However, the property was subdivided in the 1970's and now consists of a number of smaller dwellings formed from the original building, incorporating certain extensions. The building is finished with small clay plain tiled roof over Luton Grey brickwork with stone mullioned windows. The site resides within the designated Rural Area, Little Gaddesden Conservation Area and the Chilterns Area of Outstanding Natural Beauty.

4. PROPOSAL

4.1 The application seeks full planning permission for the construction of a single storey oak cart shed style carport with log store.

5. PLANNING HISTORY

Planning Applications

20/00190/FHA - Loft conversion and associated internal and external alterations.
GRA - 8th April 2020

20/00191/LBC - Loft conversion and associated internal and external alterations.
GRA - 8th April 2020

20/02325/LBC - Construction of a single storey oak cart shed style car port with log store.
PCO -

4/01123/82 - Historic File Check DMS for Documents and Further Details
DET - 11th November 1982

4/00822/78 - Historic File Check DMS for Documents and Further Details
DET - 3rd August 1978

4/01210/18/DRC - Details as required by condition 2 (drawings of joinery details to doorway) on application 4/03340/17/lbc (alteration to internal wall and introduction of boiler adjacent to Property).
GRA - 26th June 2018

4/01201/18/DRC - Details required by condition 2 (landscape and planting plan) on application 4/03339/17/fha (alteration to internal wall and introduction of boiler adjacent to property).
GRA - 26th June 2018

4/03340/17/LBC - Alteration to internal wall and introduction of boiler adjacent to property
GRA - 10th April 2018

4/03339/17/FHA - Alteration to internal wall and introduction of boiler adjacent to property
GRA - 11th April 2018

6. CONSTRAINTS

Parking Accessibility Zone (DBLP): 4
Special Control for Advertisements: Advert Spec Contr
Area of Outstanding Natural Beauty: CAONB outside Dacorum
Article 4 Directions: 1-9 Little Gaddesden House
CIL Zone: CIL1
Conservation Area: LITTLE GADDESSEN
Former Land Use (Risk Zone):
Listed Building, Grade: II,
Parish: Little Gaddesden CP
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:

NP1 - Supporting Development

CS1 - Distribution of Development
CS7 - The Rural Area
CS12 - Quality of Site Design
CS24 – The Chilterns Area of Outstanding Natural Beauty
CS25 – Landscape Character
CS27 - Quality of the Historic Environment
CS29 - Sustainable Design and Construction

Supplementary Planning Guidance/Documents:

Accessibility Zones for the Application of Car Parking Standards (2002)

9. CONSIDERATIONS

Main Issues

9.1 The main issues to consider are:

Principle of Development
Impact on Heritage Assets
Visual impact / impact on Rural Area & Chilterns Area of Outstanding Natural Beauty
Impact on Residential Amenity
Impact on Highway Safety and Parking
Other Material Planning Considerations

Principle of Development

9.2 The application site is located within the designated Rural Area, which lies beyond the Metropolitan Green Belt. Whilst its role is different from the Green Belt, the pressures it faces are comparable and in order to retain its open character, development must be controlled in a similar way.

9.3 Core Strategy Policy CS7 states that small-scale development will be permitted, for example the replacement of existing buildings for the same use and limited extensions to existing buildings, provided that it has no significant impact on the character and appearance of the countryside. Policy CS7 does not have any direct provision for the construction of curtilage buildings, such as carports. Assessment is sometimes given to curtilage buildings as being residential extensions, however in most cases they are separate entities.

9.4 There is very limited potential for the construction of new buildings (such as carports) in the Rural Area. The site comprises undeveloped amenity land and the introduction of further buildings on the land would result in sprawl and urbanisation of the countryside through new built structures.

9.5 The construction of a new detached carport is contrary to Policy CS7 of the Core Strategy and therefore not acceptable in principle. Nonetheless, the merits of the scheme are discussed in further detail below.

Impact on Heritage Assets

9.6 The application site comprises a Grade II Listed Building and resides within Little Gaddesden Conservation Area. Policy CS27 of the Core Strategy and Saved Policies 119 and 120 of the Local Plan seek to ensure that designated heritage assets, including Conservation Areas and Listed Buildings, are protected, conserved and if appropriate enhanced.

9.7 Furthermore, regard must be given to the statutory tests of preserving or enhancing the character and appearance of Conservation Areas and the setting of Listed Buildings under Sections 66 and 72 of The Planning (Listed Building and Conservation Areas) Act 1990, which it is accepted is a higher duty.

9.8 The Council's Conservation & Design Officer has been consulted and provided the following representation:

"The proposal is to erect a double garage with log store. The structure will sit in front of No 3. It is a sizeable timber-framed building with a rear aisle and side log store. It does appear that it will impact on several trees, sits awkwardly in relation to the entrance drive, and will affect views of, and from the listed building.

In conjunction with a recent application for an office/summerhouse for the same property, and in terms of setting a precedent, I am concerned that this will lead to a proliferation of disjointed outbuildings of different styles and material springing up around the listed building, and these will further diminish its setting and views. It would of course be possible to move the parking away from the house which would improve the setting of the listed building without having to construct a large outbuilding."

9.9 It is considered that the proposed development would cause harm to the setting of the Listed Building. In accordance with paragraph 193 of the NPPF, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 196 goes on to state that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

9.10 Given the above assessment, it is considered that the proposal will have a low level of adverse impact upon the setting of the listed building. There would unlikely be any public benefits to the proposal to outweigh the identified harm to the heritage asset and accordingly the proposed scheme fails to comply with the NPPF, Policy CS27 of the Core Strategy, Saved Policy 119 of the Dacorum Local Plan and Section 66 of The Planning (Listed Building and Conservation Areas) Act 1990.

Visual impact / impact on Rural Area & Chilterns Area of Outstanding Natural Beauty

9.11 Policy CS12 states that on each site development should integrate with the surrounding area. Policy CS24 seeks to ensure that development preserves the special qualities of the Chilterns Area of Outstanding Natural Beauty (AONB) and Policy CS25 seeks to conserve and enhance Dacorum's natural landscape. Proposals will be assessed for their impact on landscape features to ensure that they conserve or improve the prevailing landscape quality, character and condition and take full account of the Dacorum Landscape Character Assessment. Furthermore, Policy CS7 seeks to ensure that new development should have no significant impact on the character and appearance of the countryside

9.12 The application site is rural in character and its verdant setting contributes positively to the character and landscape quality of the area. The proposed carport would be sited adjacent to the driveway near the vehicular access to the site, which is currently amenity space.

9.13 The building would be timber framed with a catslide roof, measuring 6.2m wide by 6m deep with a ridge height of 4m. It would provide off-street car parking for two vehicles, as well as a log store on the flank elevation.

9.14 It is considered that the construction of a new carport building in this location would result in sprawl and urbanisation of the countryside. Given the existing undeveloped and verdant nature of this part of the site, it is considered that the proposed carport would not conserve or improve the

prevailing landscape quality or character, by virtue of the increase in built form. The proposal is therefore contrary to Core Strategy Policies CS7 and CS25 of the Core Strategy.

Impact on Residential Amenity

9.15 Given the separation distances between surrounding residential units, it is unlikely that the proposed development would adversely affect the residential amenities of neighbouring properties with regard to light, privacy or visual intrusion.

Impact on Highway Safety and Parking

9.16 There would be no changes to the parking requirement of the dwelling as a result of the proposal. The carport would provide two off-street car parking spaces, however there is adequate space on the existing driveway for at least two vehicles. The proposal would therefore have a neutral impact on local parking provision.

Other Material Planning Considerations

Impact on trees and landscaping

9.17 In accordance with the submitted application documents, no trees are proposed to be removed or pruned in order to facilitate the development, although it is noted that the proposed carport would be in close proximity to a number of trees. The submitted site survey shows that there are a number of bushes within the proposed footprint that would need to be removed or pruned. No objections are raised regarding the removal of bushes.

Ecology

9.18 The County Ecologist recommended that an informative note be added to any permission advising that vegetation removal should be carried out outside of bird nesting season. There are no other ecological constraints.

Response to Neighbour Comments

9.19 No formal objections received.

Response to Parish Council

9.20 Little Gaddesden Parish Council supports the application, however as outlined in the above planning assessment, the proposed development is not acceptable in principle and would cause harm to the setting of a Grade II Listed Building. The above assessment provides clear and sufficient grounds for refusal of the proposed scheme, contrary to the views of the Parish Council.

Community Infrastructure Levy (CIL)

9.21 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.

10. CONCLUSION

10.1 The proposed construction of a detached carport in this location is not acceptable in principle. The proposed development would result in sprawl and urbanisation of the countryside, contrary to Core Strategy Policies CS7 and CS25.

10.2 Furthermore, the proposed carport would sit awkwardly in relation to the entrance drive and would affect views of, and from the listed building. The setting of the Listed Building would be harmed, which is contrary to Policy CS27 of the Core Strategy and Section 66 of The Planning (Listed Building and Conservation Areas) Act 1990.

11. RECOMMENDATION

11.1 That planning permission be **REFUSED**.

Reason(s) for Refusal:

1. **The proposed construction of a detached carport in this location is not acceptable in principle. The proposed development, by virtue of its siting and built form, would result in sprawl and urbanisation of the countryside, contrary to Core Strategy (2013) Policies CS7 and CS25.**
2. **The proposed carport would sit awkwardly in relation to the entrance drive and would affect views of and from Little Gaddesden House, a Grade II Listed Building. The setting of the Listed Building would be harmed and there are no public benefits to outweigh the harm. The proposed development is therefore contrary to Policy CS27 of the Core Strategy (2013), Saved Policy 119 of the Local Plan (2004) and Section 66 of The Planning (Listed Building and Conservation Areas) Act 1990.**

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
Conservation & Design (DBC)	<p>The proposal is to erect a double garage with log store. The structure will sit in front of No 3. It is a sizeable timber-framed building with a rear aisle and side log store. It does appear that it will impact on several trees, sits awkwardly in relation to the entrance drive, and will affect views of, and from the listed building.</p> <p>In conjunction with a recent application for an office/summerhouse for the same property, and in terms of setting a precedent, I am concerned that this will lead to a proliferation of disjointed outbuildings of different styles and material springing up around the listed building, and these will further diminish its setting and views. It would of course be possible to move the parking away from the house which would improve the setting of the listed building without having to construct a large outbuilding.</p>
Parish/Town Council	Little Gaddesden Parish Council supports this application

Environmental And Community Protection (DBC)	Having reviewed the application submission and the ECP records I am able to confirm that there is no objection on the grounds of land contamination. Also, there is no requirement for further contaminated land information to be provided, or for contaminated land planning conditions to be recommended in relation to this application.
Hertfordshire Ecology	<p>I am not aware of any significant ecological constraints relating to this proposal. If the construction requires the removal of any of the garden shrubs then safeguards to protect nesting birds should be observe. I advise the following precautionary Informative is included in any consent given.</p> <p>"Any significant tree/shrub works or removal should be undertaken outside the nesting bird season (March to August inclusive) to protect breeding birds, their nests, eggs and young. If this is not practicable, a search of the area should be made no more than two days in advance of vegetation clearance by a competent Ecologist and if active nests are found, works should stop until the birds have left the nest."</p>

APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
4	0	0	0	0