

**4/00395/16/FHA - CONVERSION OF GARAGE AND ASSOCIATED ROOMS TO ANNEX ACCOMMODATION.**

**HAZEL GROVE, WAYSIDE, CHIPPERFIELD, KINGS LANGLEY, WD4 9JJ.**

**APPLICANT: Mr E Davies.**

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[Case Officer - Joan Reid]

### **Summary**

The application is recommended for approval. The application is for conversion of the existing outbuilding to an annexe for occupation of a family member which is considered to be appropriate development in the Green Belt. There would not be any harm to the openness of the Green Belt or character of the countryside as a result of the conversion. 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**

The application site is located to the North West of Wayside within the Green Belt. The property is one of the last properties on Wayside and comprises a large detached dwelling together with a number of outbuildings.

### **Proposal**

The application seeks planning permission for use of the existing garage as a granny annexe for occupation of the father of the owner of the parent property. Minor works are required to the building for its conversion including insertion of double doors and windows in place of the existing garage doors together with internal alterations to the building. The annexe would comprise a lounge, bedroom, bathroom and kitchen area.

### **Referral to Committee**

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

### **Planning History**

None recently

### **Policies**

#### National Policy Guidance

National Planning Policy Framework (NPPF)  
NPPG

#### Adopted Core Strategy

CS1 - Distribution of Development  
CS5 - The Green Belt  
CS29 - Sustainable Design and Construction

#### Saved Policies of the Dacorum Borough Local Plan

Policies 22,  
Appendices 3, 5 and 7

## **Summary of Representations**

### Chipperfield Parish Council

CPC does not support this application due to it being an outbuilding

### Neighbour notification

No objections

## **Considerations**

### Policy and Principle

It is questionable whether planning permission is actually required for the use of the existing outbuilding for the occupation of a family member as this often doesn't constitute development as both occupancies are still contained within the one planning unit. Nevertheless the applicant has submitted an application for the avoidance of doubt. Policy CS5 of the adopted Core Strategy allows for small scale development within the Green Belt including reuse of permanent, substantial 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. No extensions are proposed to the building and as such it is not considered that there would be any harm to the overall openness of the Green Belt. The use of the existing outbuilding would be occupied by the parent of the owner of 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 would not result in any 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.

### Effects on appearance of building

The only external works proposed would be changing the garage doors to more domestic double doors and windows, together with converting an existing window on the rear of the building to a door and window. These works are considered to be sympathetic to the parent property and no objection is raised.

### 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 (Amberslea) in terms of loss of light, privacy or overbearing impact.

### 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 to a family member of the parent property. 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 materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in size, colour and texture those used on the existing building.**

Reason: To ensure a satisfactory appearance to the development in accordance with policy CS12 of the adopted 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 Hazel Grove, Wayside.**

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:**

01  
02A  
LOCATION PLAN

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