

**4/02567/16/FHA - CONVERSION AND EXTENSION OF EXISTING DOUBLE GARAGE TO HABITABLE ROOM SPACE AS ANNEXE ACCOMMODATION.  
THE CART SHEDS, BOVINGDON GREEN, BOVINGDON, HEMEL HEMPSTEAD, HP3 0LB.  
APPLICANT: MRS STARKEY.**

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[Case Officer - Intan Keen]

### **Summary**

The application is recommended for approval.

The extension or alteration of a building in the Green Belt is appropriate in accordance with the NPPF. The proposed development would not represent disproportionate additions over and above the size of the original building and therefore would not compromise the openness of the Green Belt. The proposed dwelling would not have an adverse impact on the appearance of the Chipperfield Conservation Area, the street scene or wider countryside. The development would not have an adverse impact on the residential amenity of neighbouring properties. Car parking arrangements would be sufficient.

The proposal is therefore in accordance with the NPPF and Policies CS5, CS11, CS12 and CS27 of the Core Strategy.

### **Site Description**

The application site comprises a detached converted barn and associated grounds, as well as a recently acquired parcel of land to the south-west of the main dwelling. The site is located on a backland plot accessed via a shared drive off the north-western side of Green Lane. The application site lies within the Green Belt forming part of a cluster of dwellings and farm buildings on the south-western edge of Bovington village, in a low density rural setting.

### **Proposal**

Planning permission is sought for a single-storey extension to a detached garage measuring 2.17m wide and 5.2m deep. The extended garage would be converted for use as an annexe attached to the dwelling at The Cart Sheds.

### **Referral to Committee**

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

### **Planning History**

The applicant has advised that historically the garage and land surrounding it formed part of the neighbouring property at The Grange. It is now within the same ownership as land known as The Cart Sheds.

### **Policies**

#### National Policy Guidance

National Planning Policy Framework (NPPF)  
National Planning Policy Guidance

#### Core Strategy

NP1 - Supporting Development

CS1 - Distribution of Development  
CS5 - The Green Belt  
CS11 - Quality of Neighbourhood Design  
CS12 - Quality of Site Design  
CS27 - Quality of the Historic Environment  
CS29 - Sustainable Design and Construction  
CS31 - Water Management  
CS35 - Infrastructure and Developer Contributions

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

Policies 22 and 58  
Appendices 5 and 7

### **Summary of Representations**

#### Neighbours

No formal representations received.

#### Bovingdon Parish Council

#### Objection

Inappropriate development in the Green Belt. More than 30% increase of original structure.

### **Considerations**

#### Policy and Principle

Extensions to dwellings are acceptable in policy terms in the Green Belt under Policy CS5 of the Core Strategy.

Similarly, one of the exceptions to inappropriate development under paragraph 89 of the NPPF is 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.

With respect to the use of the resultant building as an annexe, its size and the site layout, particularly its location away from the main dwelling and with a separate curtilage to the building, gives rise to issues as to whether it could be used as a single dwelling. The outbuilding would be reliant on the parent dwelling with respect to kitchen facilities and access to the outbuilding would be through the area immediately surrounding the dwelling. If planning permission is granted, it would be reasonable to attach a condition requiring the outbuilding to remain ancillary to the dwelling at The Cart Sheds in the interests of safeguarding the Green Belt.

#### Impact on Green Belt

As noted above, this extension would be permitted under Policy CS5 subject to meeting criteria. Development should have no significant impact on the character and appearance of the countryside, and support the rural economy and maintenance of the wider countryside.

The proposed extension would not have a significant or adverse impact on the character and appearance of the countryside, noting its single-storey scale and subordinate form relative to the outbuilding.

Under paragraph 89 of the NPPF, the development only represents an exception to inappropriate development provided that it does not result in disproportionate additions over and above the size of the original building.

The NPPF and Policy CS5 of the Core Strategy do not provide a measuring tool to determine whether an addition is disproportionate.

The proposed extension would elongate the footprint of the existing garage building, extending its width from 6.1m to 8.3m and would be set down slightly from the main ridge. In terms of bulk and mass the proposed addition would be acceptable, noting it would be contained within the front and rear extremities of the building and result in a fairly compact layout. The single-storey nature of the proposal together with its low-profile pitched roof would not have a significant impact on openness. On this basis, the proposed extension is considered proportionate to the original building.

It follows the development is not considered to result in disproportionate additions over and above the size of the original building, in accordance with the NPPF and Policy CS5 of the Core Strategy.

#### Impact on appearance of street scene

There would be no adverse effects noting the siting of extensions on the far side of the outbuilding relative to Green Lane. Therefore the proposed extensions would not compromise the verdant and open character of the surrounding area in accordance with Policies CS11 and CS12 of the Core Strategy.

If planning permission is granted it would be reasonable to attach a condition requiring matching materials to accord with the above-referenced policies.

#### Impact on neighbouring properties

The proposed extension would be single-storey in scale and would not directly face neighbouring properties at Grange Farm (to the east beyond the main dwelling), Grange Farm Cottage (to the south-east beyond the shared drive) or Grange Farm (to the south, on the far side of the outbuilding). Given the single-storey scale of the extension and their limited projection beyond the existing building, the proposal would not result in any adverse impact on the residential amenity of neighbouring properties in terms of visual intrusion, loss of light or overlooking in accordance with Policy CS12 of the Core Strategy.

#### Impact on car parking

The car parking arrangements would be satisfactory in accordance with Policy CS12 of the Core Strategy and saved Policy 58 of the Local Plan.

#### 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 100m<sup>2</sup> 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 resultant building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as The Cart Sheds, Green Lane, Bovington.**

Reason: To ensure that the detached outbuilding is not severed from the main dwelling to provide a self-contained dwelling unit which would be out of character with the area and would harm openness of the Green Belt contrary to the provisions of Policies CS5, CS11 and CS12 of the Dacorum Core Strategy 2013.

- 3 **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 Dacorum Core Strategy 2013.

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

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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 proactively through positive engagement with the applicant which led to improvements to the scheme. The Council has therefore acted 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) 2015.