

ITEM NO:

Location: **Howletts Farm
Gas Lane
Barkway
Royston
Hertfordshire
SG8 8ET**

Applicant: **Cllr G Morris**

Proposal: **Extension to existing barn.**

Ref. No: 19/00762/FPH

Officer: **Richard Tiffin**

Date of expiry of statutory period: 27.05.2019

2.0 **Site History**

- 2.1 Planning permission **granted** 29.05.1997 for a double garage and laundry room with fitness room in roof space. Ref: 97/00316/1HH.

Planning permission **granted** 28.09.1998 for double garage, laundry, kitchen, WC and porch with two fitness rooms and bathroom within roof space (as a variation to planning permission reference number 97/00316/1HH) Ref: 98/01133/1HH.

A Certificate of Lawful Development was **granted** 28.07.2005 for the erection of a detached garage and store. Ref: 05/00862/1PUD.

A Certificate of Lawful Development application was **withdrawn** 22.06.2011 for the erection of a steel portal framed garage and workshop. Ref: 11/01086/1PUD. This application was withdrawn after it was determined that the application would not comply with the latest 'permitted development' regulations. Permission subsequently granted for the building under planning ref 11/01558/1HH. Permitted development rights were withdrawn by this approval.

- 2.2 The applicant is an elected member of the Council hence the need for the matter to be determined by the Committee.

3.0 **Representations**

- 3.1 Barkway Parish Council – No objection
- 3.2 Local residents – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 Howletts Farm is located on a relatively small, broadly rectangular holding at the east end of Gas Lane on the edge of the village of Barkway. The site measures approximately 40 metres in width and 110 metres in depth and has a frontage to both Gas Lane and Nuthampstead Road. The main house is located in the north west corner of the site with the main garage /store located in the central eastern part of the site. To the rear of this is the existing garage which was built using 'permitted development' rights in 2005. Whilst the name of the property may indicate otherwise, Howletts Farm is not an agricultural holding.

4.2 **Proposal**

- 4.2.1 The application proposes a 6m deep single storey rear extension to the garage / workshop building set to the rear of the main house and serviced from the driveway which leads out to the gated access to the Nuthampstead Road. The extension would involve the elongation of two shallow pitched roofs with central valley. The buildings are used to store and maintain the owners private collection of military vehicles.

4.3 **Key Issues**

- 4.3.1 Despite the scale of the works this is householder development as the residential curtilage of Howletts is extensive. Moreover, the use of the building is ancillary to the occupation of the principal residence. Public views are very limited as the garden is private and some distance from the Nuthampstead Road.
- 4.3.2 The addition of a 6m deep extension would not be disproportionate to the existing buildings and would have no materially greater impact in the wider countryside in my view. Accordingly, I can see no conflict with either saved or emerging policy or the NPPF.

4.4 **Conclusion**

- 4.4.1 I can see no sustainable grounds for objection in this case. Permitted development rights have already been removed from the site.

5.0 **Recommendation**

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

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.