



## PLANNING STATEMENT

**Site:** The Wishing Well  
23 Tatlers Lane  
Aston End  
Hertfordshire  
SG2 7HL



**Project Ref:** LF/hbg/19045\_PS

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Plans and Documents Accompanying the Application


1.0 INTRODUCTION

1.1 This Planning Statement has been prepared on behalf of our client, Mr B Kelly, in support of a planning application at The Wishing Well, 23 Tatlers Lane, Aston End, SG2 7HL.

1.2 The application seeks full planning permission for:

*"Change of use from Class E outbuilding incidental to the existing dwellinghouse to an annex".*

1.3 The change of use is being sought to enable the Applicant's elderly mother to reside in the outbuilding, which was granted a certificate of lawful development on 21 January 2021. Since its construction in early 2021, it has been used as a craft room, home office, gym and a place to store equipment.

1.4 Section 2 outlines the context of the application site, including relevant planning history and designations and sets out the nature of the proposal.

1.5 Section 3 summarises the planning policies relevant to the proposal.

1.6 A planning assessment can be found at Section 4 and the conclusions of this Statement are discussed at Section 5.

2.0 SITE CONTEXT

2.1 The application site is located to the east of Stevenage, but within the boundary of East Hertfordshire District Council, on the edge of a quiet residential suburb. To the north and east are open fields and to the south and west are rows of residential dwellings.

2.2 As shown on the Local Plan Policies Map, the is located within the Metropolitan Green Belt and in Flood Zone 1. There are no other known constraints associated to this site.

2.3 The outbuilding was erected in 2021 as a residential outbuilding situated to the rear of the host property No. 23 Tatlers Lane. At the time the Applicant's business was run from home and within the garden room/conservatory. The outbuilding facilitated an office space as well as other family uses providing additional space within the main property for the large family.

2.4 The Applicant's elderly grandparent resides in the family home but with a busy family around is struggling in the space after so long. This application proposes to convert the outbuilding into an annex for the grandparent to enable her to have her own space but still with the support of the main family close by.

2.5 The outbuilding remains accessible via the main property only.

3.0 RELEVANT PLANNING POLICY

3.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 (The Act) requires that the determination of planning applications and appeals is undertaken in accordance with the development plan, unless material considerations indicate otherwise.

Development Plan

3.2 The statutory Development Plan for East Herts Council presently comprises of the East Herts District Plan (Adopted 2018). The East Herts District Plan sets out the Council's overarching strategy for meeting the District's development needs until 2033.

3.3 The District Plan contains a number of policies that the Council use in the decision-making process. The policies applicable to this application are as follows:

- Policy GBR1 – Green Belt
- Policy HOU13 – Residential Annexes

National Planning Policy Framework

3.4 The NPPF does not deal specifically with residential annex developments, but Chapter 13 deals with development within the Green Belt and is therefore relevant to the consideration of this application.

4.0 PLANNING ASSESSMENT

4.1 The principle of the use of outbuildings, or erection of bespoke built annexe accommodation within residential curtilages is not objectionable subject to compliance with the criteria set out in Policy HOU13.

4.2 Policy HOU13 states:

I. Residential annexes will be permitted where:

(a) the accommodation forms an extension to the main dwelling and is capable of being used as an integral part of the dwelling or forms a separate outbuilding which is close to and well related to and have a clear functional link to the main dwelling;

(b) the scale of the annexe does not dominate the existing dwelling and is the minimum level of accommodation required to support the needs of the occupant;

(c) sufficient space to park vehicles for both parts of the dwelling, in accordance with adopted standards, is available and appropriately located in design terms within the curtilage;

(d) the development accords with Policy HOU11 (Extensions and Alterations to Dwellings, Residential Outbuildings and Works within Residential Curtilages).

4.3 We can look at each of the criteria in turn.

4.4 The proposal is for the conversion of an existing outbuilding into an annexe. The outbuilding is situate to the rear of the main dwelling within the residential curtilage. It is only 10.5m from the rear of the host property and is visually connected to the property. There is no separate access or driveway and is only accessible from within the residential curtilage.

- 4.5 The outbuilding is considered to be well related to the host dwelling and as it is only accessible via the residential curtilage and will be occupied by the Applicant's elderly relative, there is a clear functional link.
- 4.6 The outbuilding is an existing building such that the accommodation proposed utilises the existing space available. The outbuilding is distinctly smaller than the host property.
- 4.7 The number of parking spaces available remains unaltered, the number of occupants of the property remains unchanged. There is parking in front of the host property, along with a double garage. To the side of the property ad hoc additional parking is also available.
- 4.8 The last criteria requires compliance with Policy HOU11 which pertains to the design and massing of extensions and alterations within a residential curtilage. The proposal does not include any external alterations or extensions to the outbuilding such that policy HOU11 does not apply to this proposal.
- 4.9 Cumulatively the proposal complies with the requirements of policy HOU13. As the outbuilding is an existing structure and will remain in use as an ancillary structure to the host property, there is no impact on the openness of the Green Belt.

5.0 CONCLUSIONS

- 5.1 The application seeks permission for the conversion of the existing outbuilding into a residential annexe for use by an elderly relative currently residing in the host property.
- 5.2 The use of the space will facilitate an improved living environment for the entire family with occupants remaining interdependent.
- 5.3 The space is a fixed area, dictated by the size of the outbuilding, it is visually connected to the host property and only accessible via the residential curtilage. There is no independent access or driveway.
- 5.4 The parking provision remains unaltered, with the property benefitting from plenty of on plot parking.
- 5.5 There are no extensions or external alterations to the outbuilding proposed to facilitate this proposed use.
- 5.6 There is no greater impact on the openness of the Green Belt.
- 5.7 The proposed development is considered to accord with both local and national planning policy.



