

# Fuller Long

17 November 2023  
Planning Department  
Hart District Council

Dear Sir/Madam

## **Application for Full Planning Consent at Springwater House, Ford Lane, Bramshill, Hook, RG27 0RH**

This letter is written in support of a full planning application on behalf of Mr John Ware, the freehold owner of the property. The application seeks consent for the erection of a double garage with covered storage area to provide much needed storage space for vehicles and associated garden paraphernalia.

The application site comprises a detached residential dwelling setback from a private access road. It is not visible from the street and is surrounded by dense planting. The proposals seek to replace a recently removed former tractor shed which was removed due to its dangerous and dilapidated state.

This letter sets out the proposal, as well as providing an assessment of the scheme against national and local planning policy.

### **Site and Surrounds**

The site comprises a private residential dwelling surrounded by garden land with a large gravel driveway to the front. The property is located to the north of Bramshill, off Ford Lane. It is accessed via a private driveway.

The site specific to the location of the proposed detached garage is on an area of grassland adjacent to the front elevation of the property and the driveway. It is located in the same area as the recently removed tractor shed (shown in Image 1 and 2 below).



**Image 1. Recently removed dilapidated tractor shed**

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**Image 2. Cleared site of tractor shed**

The site falls within the Hart District Council area and is identified in local planning policy as falling within the Countryside and within the 'Riverine Environment'. In addition, the area surrounding the site is part of the Green Infrastructure Network. An extract from the Council's planning policy map is included below (Image 3).



**Image 3. Extract from Council's policy map**

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The property is not listed, nor within a Conservation Area or the Green Belt.

## Proposal

The proposals include the erection of a double garage with covered storage area in place of an old tractor shed. The garage will be 7m in length x 6m in width, with a maximum height of 5.24m. It will have double doors to the front elevation to allow access for two cars.

The garage will be constructed of materials appropriate to the area and will be set on a brick plinth and clad in feather edged timber cladding. The roof is intended to be constructed of plain clay tiles.

## Planning Policy Context

The Development Plan for Hart District Council comprises:

- The Hart Local Plan (Strategy and Sites) adopted 2020, and
- Saved Policies of the Hart Local Plan 1996 - 2006, updated 2020.

Other material considerations include:

- National Planning Policy Framework (2021); and
- National Planning Policy Guidance (2021).

The most relevant planning policies are outlined below.

### Local Plan Part 1

**Policy EM1** of the Hart Local Plan (Strategy and Sites) states that development proposals in the Countryside will only be supported where they meet a number of criteria. In this instance, criteria (i) is applicable. This allows for the replacement of a building that is not temporary in nature. Part (J) also references the suitability of new developments on previously developed land appropriate for the proposed use.

In terms of landscape impacts, **Policy NBE2** states that proposals will be supported where they have no adverse impact on the landscape character and visual quality.

The design of new developments is guided by Policy **NBE9**. It expects high quality design in new developments which positively contribute to the overall appearance of the local area. It references a requirement for development to promote and reflect the distinctive qualities of its surroundings in terms of size and materials.

### Saved Policies of the Hart Local Plan

**Policy CON 7** states that proposals which would have an adverse effect on the nature conservation, landscape or recreational value of riverine environments will not be permitted.

## Planning Consideration

An assessment of the proposals against planning policy is provided below.

### Principle of Development

The proposals include the erection of a double detached garage, ancillary to the residential use of the site. The property is not listed, nor within the Green Belt or a Conservation Area.

As already set out in the previous section, Policy EM1 allows for the replacement of a building that is not temporary in nature. The proposals within this application include the replacement of a dilapidated tractor shed with a garage. This garage will be permanent and will be of the same use as the tractor shed - to provide vehicle storage and protection.

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As the land previously housed the tractor shed it can be considered to be 'previously developed'. Part (j) of Policy EM1 allows for the development of previously developed land for an appropriate use. In this case there is no change in use from the previous building on site, and it is only being replaced due to the unsafe nature of the previous tractor shed.

Consequently, the proposals are in line with the requirements of the development plan and the principle of development is acceptable.

## Design and Scale

The proposed garage is to be located on the footprint of the recently removed tractor shed, and will be of a very similar scale. It is of the minimum size necessary to be able to adequately house two vehicles.

The materials proposed reflect those of the surrounding developments and the host residential property. The use of brick and cladding is complementary to the character of the countryside in this location and will result in a high quality and visually pleasing development.

Notwithstanding the above, it should be noted that the site is located down a private access road and cannot be seen from the street. The property is also bound by mature planting which will assist in the screening of the garage.

The scheme is therefore in line with the desires of Policies NBE2 and NBE9.

## Impact on the Environment

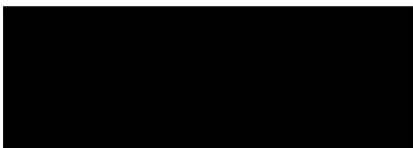
The garage replaces a tractor shed which was previously located on this part of the site. Consequently, the scheme does not give rise to any additional impact on the surrounding environment in terms of drainage, or biodiversity, from the previous position. The scheme is therefore compliant with local policy and in particular Policy CON7.

## Conclusions

The proposals represent the replacement of a dilapidated and dangerous tractor shed with a modern, high quality double garage. The scheme does not increase the built development on site and consequently does not negatively impact this countryside location.

It has been demonstrated that the proposals comply with the development plan and it is therefore politely requested that planning permission is granted.

Your sincerely



Fiona Flint  
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FullerLong