

Brookfield Farm Planning application case for approval.

This document accompanies the scaled plans to assist with information for the application.

Brookfield Farm is a family run livestock and arable farm with a farm butchery. It has been built up from nothing since the Wolfe family bought the land in 1983, starting with a caravan and Nissan huts it has slowly evolved to where it is now which is a bungalow, farm shop and various barns and outbuildings used to support the daily running of the farm and the animals welfare.

The development of the farm has been a slow struggle and uphill battle and we are now at a point where we need to evolve in order to survive. The proposed development application is the development of the family bungalow. If we are unable to evolve we may not survive and the implications for this 5 hectare site in this beautiful area would be to sell to a developer or to sell the farm in smaller plots as this would be the most economic choice for the family. This is not a decision that would be made lightly but farming is becoming more challenging all over the country and without the support from planning departments I fear we will not be the only farm to suffer.

The reason we need to develop the bungalow is Mr and Mrs Wolfe are now of an age of 81 and 76 and work full time on the farm with livestock which as you can imagine is potentially very dangerous and we would like to extend the bungalow so we (son and daughter in law) can move there to support them day to day and support the third generation who currently works on the farm and will eventually take over the farm when we retire. This is the only financially viable way to allow our parents to retire and still have a home to live in as we would not need to take a wage.

Development

The property is located within the Metropolitan Green Belt. Policy GBR1 of the East Herts District Plan 2018 requires applications within the Green Belt to be considered in line with the provisions of the National Planning Policy Framework (NPPF). Section 13 of the NPPF serves to protect Green Belt land. Development within the Green Belt is frequently viewed as inappropriate under this section; however, extensions or alterations are considered appropriate provided that they do not result in disproportionate additions over and above the size of the original building. This is outlined within paragraph 145 of the NPPF.

We would like to add a floor but to do it sympathetically so only going up a floor on the main section after infilling the ground floor as shown on the plans to make 1 large oblong over 2 floors, the first floor being in the roof. The section nearest to the road will remain single storey so less intrusive and the roof line from the front aspect of the house will continue up from where it is and have 2 dormer windows in so from the Beane Valley and the road it looks like a bungalow with a longer roof with dormer windows. The rear elevation would go up in blocks by 1m and then roof with 4 dormer windows. The plan is only including 2 rooms in the second floor to comply with the 50% increase rule set out in the original planning application for the bungalow. Although the roof will extend over the whole property the remaining space will be a void and utilities access.

Neighbour amenity:

Situated in a rural location, the dwelling is situated an extensive distance from any neighbouring properties. Due to this distance, it is not considered that any detrimental issues to the amenity of neighbouring occupiers shall arise from this development. Issues such as overbearing impacts, loss of light, overshadowing or harm to outlook would not be applicable. The proposal would therefore comply with policy DES4(c).

View from Car park entrance showing shop height against current bungalow height After the extension the roof line Would not be much higher than the shop so not impacting the greenbelt.



View from Junction of Brookfield lane



View from lane driving past farm on the left red circles show what can be seen over hedge currently



View from the top of Ford lane, red circle shows water tower where farm sits behind and current buildings barely visible



Design

Policy HOU11 states development must 'be of a size, scale, mass, form, siting, design and materials of construction that are appropriate to the character, appearance and setting of the existing dwelling and/or the surrounding area, and extensions should generally appear as a subservient addition to the dwelling'. It is considered that the proposed extensions would not dominate the existing dwelling house, nor would they detract from the rural character of the area. They have been well-designed to make the best possible use of the site.

The dormers at the front and rear are part of the design of the dwelling to make it blend in nicely to the surrounding area, they will also allow ventilation in the loft space in the summer to help control the temperature for the 2 proposed bedrooms.

The other change we would like to do to help blend the bungalow in and make it more energy efficient would be to add soft green cladding (coastline composite cladding) with a small section of brick courses as a base please see

examples of both. The bungalow currently suffers from damp and mould due to the time of construction it only has a small cavity which was filled during a government scheme to insulate, unfortunately this took away the air gap and now the bungalow struggles to breathe hence the damp. As part of this change we would paint the shop in the same colour to allow it to blend in with the house and the environment that surrounds it. We would also like to use a composite roof tile called Envirotile to reduce maintenance.

The shop is 5.1m and 7 m from the road in comparison to the main section of bungalow which is also about 7m from the road and starts at 2.7m high at the eaves.



Porch to be removed to allow 2 cars to park side by side

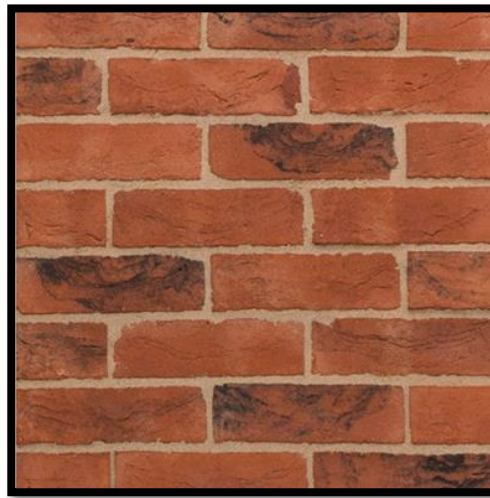
The roof line will reach a maximum of 6.7m high when it is nearly 14m from the road. The single storey section will remain around 4.4m.

Yellow boarder indicates area for additional storey and infill of ground floor



This is the proposed proportion of brick and cladding using the soft green cladding below with a similar brick style to this or from below.

Colour of coastline cladding and idea of brick colours below.



Summary

The design we are submitting will have little impact on the view and surrounding area but will have a massive impact on the survival of the farm. We have amended our design from prior approval so it sits in more aesthetically with the view from the Beane Valley but to assist with this will maintain the growth of trees and hedges currently in place to continue shielding the property as much as possible.