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Planning Statement

Woodside Barn
Broxbourne Common
Broxbourne
EN10 7QT



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Site Location and Description

The application site, as indicated within the red line below, comprises Woodside Barn, formerly an agricultural building converted into a 3-bed dwelling under the provisions of the Town and Country Planning (General Permitted Development) Order following approval at appeal in 2016.

The site is located on the eastern side of Cock Lane.

Figure 1: Site Location Plan

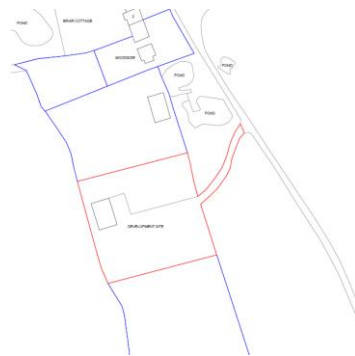


Figure 2: Environment Agency Flood Map



The site is located within Environment Agency Flood Zone 1, meaning that it is at only low risk from fluvial flooding.



The site is located within the Metropolitan Green Belt. The site lies outside the Wormley-Hoddesdon Park Woods SSSI and SAC.

Figure 3: Image of dwelling



The detached dwelling is finished in timber weatherboarding with a brick plinth below finished in grey coloured facing bricks. The Applicant has recently been advised that the cladding material is not longer supported by their mortgage lender and as such the dwelling is un-mortgageable. This has prompted this application.

Planning History

3/15/2038/ARPN. Conversion of agricultural barn to one dwelling. Refused 30 April 2015. Subsequently allowed at appeal under reference APP/J1915/W/16/3142497.

Proposed Development

The Applicant needs to re-clad the dwelling with material approved by their mortgage lender to be able to secure a loan against the property. Whilst these works are being undertaken the Applicant wishes to take the opportunity to undertake further alterations to improve the overall appearance of the dwelling.

Figure 4: Proposed Front Elevation



In addition to replacement of the timber cladding, this application seeks planning permission for the raising of the ridge and eaves of the to improve the proportions of the front elevation and accommodate a steeper pitch to the roof and the addition of a two storey front gable feature.

Relevant Planning Policies

The relevant national and local planning policies against which this application must be assessed are set out within the following documents:

- National Planning Policy Framework (2021); and
- The East Herts District Plan 2018.

National Planning Policy Framework (2023)

The following sections of the National Planning Policy Framework (2023) are relevant to this proposal:

- 2. Achieving Sustainable Development
- 4. Decision-making
- 12. Achieving Well- Designed Places



- 15. Conserving and Enhancing the Natural Environment

The East Herts District Plan 2018

- Policy HOU11 Extensions and Alterations to Dwellings, Residential Outbuildings and Works Within Residential Curtilages
- Policy GBR1 Green Belt

Assessment of Material Planning Considerations

Green Belt

Policy GBR1 of the East Herts District Plan states that planning applications within the Green Belt will be considered in line with the provisions of the National Planning Policy Framework.

The NPPF sets out a general presumption against building within the Green Belt but at Paragraph 149 identifies types of development which are considered acceptable. This includes 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.

The development proposed through this application would slightly increase the footprint of the dwelling through the addition of the front gable extension, but not to a degree that would be considered disproportionate to the original building.

The roof height of the dwelling would be increased, thereby adding to the prominence of the building and slightly increasing its massing. However this addition is considered to comply with the exemption set out within the NPPF as would not result in a disproportionate addition to the original building.



Accordingly, it is considered that the proposed development benefits from paragraph 149 of the NPPF and may be considered appropriate within the Green Belt, in compliance with both national planning policy and Policy GBR1 of the East Herts District Plan.

However, should the Council take a contrary view and consider that the development would be inappropriate, Paragraph 147 of the NPPF states that it may be approved where “very special circumstances” (VSC) exist. Paragraph 148 states that VSC will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

In this case, if VSC were required in support of the application it is considered that the following circumstances would apply that clearly outweigh any harm to the Green Belt, which would be limited to harm by definition along with a very slight reduction in openness arising from the increased height of the building:

- Significantly improved design (please see section below)
- The replacement of the existing un-mortgageable timber cladding

Design

Policy HOU11 of the District Plan states that extensions should “*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*”.

In this case, the premise of the alteration is to enhance the character and appearance of the dwelling and accordingly the alterations would not be of scale, form and design appropriate to the character – they would deliver a new character to



the host building that is considered to be a significant aesthetic improvement. The location of the site is such that there are no neighbouring properties which the dwelling must complement and accordingly these changes are considered acceptable.

For the same reasons, the proposed alterations would not appear subservient to the host dwelling as generally required by Policy HOU11, but again are considered to be otherwise acceptable by reason of the design improvement.

Residential Amenity

The development would not impact the amenities enjoyed by the occupiers of neighbouring dwellings.

Highways and Access

No change is proposed to existing access arrangements. The site has vehicular access onto Cock Lane.

Parking

No change is proposed to parking provision. The site is generously proportioned and capable of accommodating ample car parking.

Refuse and Recycling

No change is proposed to the storage and collection of refuse and recycling facilities.



Conclusion

The proposed extension and alterations would considerably enhance the character and appearance of the dwelling. Furthermore, as proportionate extensions to the original building, they may be considered appropriate within the Green Belt.

The proposal is considered to conform with local and national planning policies and it is therefore anticipated that the application may be recommended for approval by the Planning Officer.

If any additional information is required to support this application, please do contact the Agent.