



The countryside charity
Hertfordshire

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Standing up for Hertfordshire's countryside

Lucy Pateman
Development Control
East Hertfordshire District Council
Wallfields
Pegs Lane
Hertford
SG13 8EQ

Our Ref:

Your Ref:

27th May 2020 (by email)

Dear Ms. Pateman,

Application No 3/20/0862/HH
Demolition of outbuildings, relocation of swimming pool, erection of an outbuilding with
spa facilities, garage, office and annexe.
at 93 Aston End Road, Aston, Stevenage, Hertfordshire SG2 7EY

While accepting that this Householder application is essentially for redevelopment on previously developed land and hence not inappropriate under paragraph 145 (d) of the National Planning Policy Framework, CPRE Hertfordshire have concerns regarding this proposal in the Green Belt.

NPPF requires the replacement building to be in the same use and not materially larger than the one it replaces. The proposed footprint of this building is lower than that of the existing buildings being removed, but there is no clear indication that the existing outbuildings performed the same uses as those proposed in the replacement building. The provision of a primary habitable purpose for the building would be a material change from a use which provided ancillary storage space and contrary to the NPPF.

Both in plan form and elevation, the proposed building has all the attributes of a residential building, with bathroom, bedroom, kitchen and utility room. If the large pool house/garden room were relabelled 'lounge' and the first floor office as 'bedroom', this would be a standard 2-bed house. Similarly the elevation on to Aston End Road, as shown on 'street scene FF' appears as a 2-storey house, separate from the dwelling to which it purports to be an annexe.

While it may not be the applicant's intent to subsequently convert it into a residence, that potential will not only exist but its value will make the proposition all but inevitable. Consequently, should the Council be inclined to approve, we would wish to see a condition applied restricting the use to that of an outbuilding only. CPRE do not otherwise consider the site as a sustainable location for residential development due to its dependency on private car use.

CPRE is working nationally and locally for a beautiful and living countryside

CPRE Hertfordshire is a Charitable Incorporated Organisation

President: Sir Simon Bowes Lyon, KCVO
Chairman: Richard Bullen

Registered Charity 1162419



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Yours sincerely,

David Irving