



The countryside charity
Hertfordshire

31a Church Street
Welwyn
HERTS AL6 9LW
www.cpreherts.org.uk
office@cpreherts.org.uk
01438 717587

Standing up for Hertfordshire's countryside

Susie Defoe
Development Management
East Hertfordshire District Council
Wallfields
Pegs Lane
Hertford
SG13 8EQ

Our Ref:

Your Ref:

16th December 2020 (by email)

Dear Ms. Defoe,

Application No 3/20/2268/ARPN
Change of use of agricultural building to C3 (residential)
to create one dwelling house.
Foxholes Farm, London Road, Hertford, Hertfordshire

CPRE Hertfordshire have concerns regarding this application.

While it appears that the proposal will fall within the provisions of Part Q of the Town and Country Planning (General Permitted Development) (England) Order 2015, the documentation accompanying this application is barely adequate, consisting only of sketch drawings and an application form, which raises a number of issues.

There is no documentation to demonstrate that the building was in agricultural use in March 2013 or since then. It is not sufficient for the applicant to simply tick the box on the application form. Furthermore, as submitted there is insufficient evidence to show that the existing building has fulfilled an ancillary agricultural use that supports the wider agricultural functions surrounding the site. At least a statutory declaration, or other supporting information should be provided which demonstrate the use of the structure and the site as an established agricultural purpose.

There is no plan of the existing agricultural building. However, from the elevations provided and aerial photography, it would appear that the footprint is four times that of the proposed residential conversion. Equally there is no indication in the documentation of where the proposed new dwelling will be located within the footprint of the existing building.

That raises the question of what the intended use of the remainder of the existing building is and how that use might impact on the amenity of the residents of the proposed dwelling. If it is intended that the remainder of the existing building is to be demolished, that also requires

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

to be stated and may fall outside the reasonable building operations to convert an agricultural building into a house required by Part Q.

The plans of the proposed new dwelling are rudimentary and do not indicate either access points or fenestration. No elevations are presented of the proposed dwelling. Consequently, it is impossible to determine whether there will be sufficient access to natural light. The lack of a location within the existing structure is also relevant here. We assume that in order to achieve sufficient lighting, the conversion will have to be at the northern end of the existing building. The plans submitted should show an appropriate external appearance for the use of the building for residential purposes in terms of the layout and design of fenestration and materials of construction.

The new dwelling will sit within the existing farm yard. There is no indication of any amenity space or curtilage for the dwelling or access and parking arrangements. Assuming that this conversion is intended to provide private residential accommodation, this is not acceptable. The lack of any indication of curtilage makes it impossible to determine whether or not the proposal complies with the curtilage stipulations outlined in Part 3 'X' of the GPDO.

Nor is there any indication as to how the conversion will be serviced by utilities or how surface water drainage and sewage will be dealt with.

In our view the Council should reject this application in its current form.

Yours sincerely,

David Irving
Senior Planning Volunteer
CPRE Hertfordshire