



Ellen Neumann
Development Management
East Herts District Council
Wallfields
Pegs Lane
Hertford SG13 8EQ

Our Ref:

Your Ref:

9th February 2024 (by email)

Dear Ellen Neumann,

**Application no. 3/23/2311/FUL
Keepers Cottage, Great Munden, SG11 1JN
Retrospective construction of a cabin annexe.
Change of use of land from Agricultural land to Use Class C3 residential**

I write with regard to the above application on which CPRE Hertfordshire objects for the following reasons.

1. The land identified for this proposed development is designated in the adopted East Herts District Plan by Policy GBR2 as Rural Area Beyond the Green Belt. This policy seeks to ensure that the rural character of the District is maintained and only permits certain forms of development in the designated area.
2. The five categories of permitted development identified in Policy GBR2 do not include separate annexes or outbuildings and the already constructed building has a larger floor area than the adjacent Keepers Cottage. It is clearly visible from both the lane in front of the Keepers Cottage and the public footpath to the rear of the premises.
3. CPRE Hertfordshire regrets that this building is the subject of a retrospective planning application when it is clear that this is a significant proposal which requires planning permission.
4. We are also concerned about the proposed change of use for a wider area than that covered by the building. Change of use from agricultural land to residential use is neither appropriate nor necessary in this location and in our view should not be permitted.

Yours sincerely,

Chris Berry
Planning Manager

NOTE: We would request that this letter is published on the Council's website as a document relating to this application and should be grateful if you would notify us of the date of the appropriate meeting if it is to be determined by planning committee.