

**Erection of detached ancillary residential annexe
Driftway Cottage, High Street, Reed, Royston, Hertfordshire, SG8
8AH
Case Ref No: 21/00689/FPH**

Reed Parish Council objects to this application.

Whilst the Council has no blanket policy against developments intended to make residential provision for dependant relatives, the Council considers this particular application objectionable on two grounds:

1. Size

The footprint of the proposed annexe is almost as large as the that of the residential area of the existing house. This seems an excessive size for an annexe on the plot proposed and is disproportionate to the 'parent' dwelling.

2. Design & Location

A flat-roofed construction of the size proposed would harm the appearance of the Reed Conservation Area: it would *not* be congruent with other buildings in this part of the Conservation Area, including Driftway Cottage itself, nor indeed with residential buildings in Reed as a whole. The site is near to important listed buildings on High Street (The Cabinet and Drage's Farm). Though other dwellings it neighbours vary in period, the two modern builds to the south of Driftway Cottage on High Street have been subject to design and location decisions made by the Planning Authority with the purpose of maintaining the integrity of this part of the Reed Conservation Area.

If, despite these objections, the Planning Authority is minded to grant permission for this application, Reed Parish Council requests that such permission should be made subject to a condition **that the residential annexe shall not be occupied at any time other than for purposes ancillary to the residential use of Driftway Cottage.**

The reason for such a condition would be to avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected

with each other, which would result in an unsatisfactory relationship and inadequate standard of amenity for both properties.

Such a condition was made in Reed in respect of 1 Coronation Row (reference 15/00240/1HH), where the grant of permission for a residential annexe in 2015 was followed shortly by an application to convert the said annexe to a separate, independent dwelling. The Authority refused that application and defended its decision in a subsequent appeal, which was dismissed in 2020.

March 2021