



Alison Stuart  
Head of Legal and  
Democratic Services

**MEETING** : DEVELOPMENT MANAGEMENT COMMITTEE  
**VENUE** : COUNCIL CHAMBER, WALLFIELDS, HERTFORD  
**DATE** : WEDNESDAY 23 MAY 2018  
**TIME** : 7.00 PM

**PLEASE NOTE TIME AND VENUE**

**MEMBERS OF THE COMMITTEE**

Councillor T Page (Chairman)

Councillors M Allen, D Andrews, P Boylan, R Brunton, M Casey,  
B Deering, J Jones, P Ruffles, R Standley, T Stowe and K Warnell

**Substitutes**

Conservative Group: Councillors P Ballam, S Bull, S Cousins, J Kaye  
and D Oldridge

The above Membership is subject to confirmation at Annual Council on  
16 May 2018

*(Note: Substitution arrangements must be notified by the absent Member  
to the Committee Chairman or the Executive Member for Development  
Management and Council Support, who, in turn, will notify the Committee  
service at least 7 hours before commencement of the meeting.)*

**CONTACT OFFICER: PETER MANNINGS**

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## DISCLOSABLE PECUNIARY INTERESTS

1. A Member, present at a meeting of the Authority, or any committee, sub-committee, joint committee or joint sub-committee of the Authority, with a Disclosable Pecuniary Interest (DPI) in any matter to be considered or being considered at a meeting:
  - must not participate in any discussion of the matter at the meeting;
  - must not participate in any vote taken on the matter at the meeting;
  - must disclose the interest to the meeting, whether registered or not, subject to the provisions of section 32 of the Localism Act 2011;
  - if the interest is not registered and is not the subject of a pending notification, must notify the Monitoring Officer of the interest within 28 days;
  - must leave the room while any discussion or voting takes place.
2. A DPI is an interest of a Member or their partner (which means spouse or civil partner, a person with whom they are living as husband or wife, or a person with whom they are living as if they were civil partners) within the descriptions as defined in the Localism Act 2011.
3. The Authority may grant a Member dispensation, but only in limited circumstances, to enable him/her to participate and vote on a matter in which they have a DPI.
4. It is a criminal offence to:
  - fail to disclose a disclosable pecuniary interest at a meeting if it is not on the register;
  - fail to notify the Monitoring Officer, within 28 days, of a DPI that is not on the register that a Member disclosed to a meeting;
  - participate in any discussion or vote on a matter in which a Member has a DPI;
  - knowingly or recklessly provide information that is false or misleading in notifying the Monitoring Officer of a DPI or in disclosing such interest to a meeting.

(Note: The criminal penalties available to a court are to impose a fine not exceeding level 5 on the standard scale and disqualification from being a councillor for up to 5 years.)

## **Public Attendance**

East Herts Council welcomes public attendance at its meetings and will provide a reasonable number of agendas for viewing at the meeting. Please note that there is seating for 27 members of the public and space for a further 30 standing in the Council Chamber on a “first come first served” basis. When the Council anticipates a large attendance, an additional 30 members of the public can be accommodated in Room 27 (standing room only), again on a “first come, first served” basis, to view the meeting via webcast.

If you think a meeting you plan to attend could be very busy, you can check if the extra space will be available by emailing [democraticservices@eastherts.gov.uk](mailto:democraticservices@eastherts.gov.uk) or calling the Council on 01279 655261 and asking to speak to Democratic Services.

## **Audio/Visual Recording of meetings**

Everyone is welcome to record meetings of the Council and its Committees using whatever, non-disruptive, methods you think are suitable, which may include social media of any kind, such as tweeting, blogging or Facebook. However, oral reporting or commentary is prohibited. If you have any questions about this please contact Democratic Services (members of the press should contact the Press Office). Please note that the Chairman of the meeting has the discretion to halt any recording for a number of reasons, including disruption caused by the filming or the nature of the business being conducted. Anyone filming a meeting should focus only on those actively participating and be sensitive to the rights of minors, vulnerable adults and those members of the public who have not consented to being filmed.

## AGENDA

1. Appointment of Vice-Chairman

2. Apologies

*To receive apologies for absence.*

3. Chairman's Announcements

4. Declarations of Interest

*To receive any Members' declarations of interest.*

5. Minutes - 25 April 2018 (Pages 7 - 28)

*To confirm the Minutes of the meeting of the Committee held on Wednesday 25 April 2018.*

6. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 29 - 34)

(A) 3/18/0263/FUL - Proposals for the demolition of old 'Combine' Shed and for the erection of two new dwellings, new 3 bay Cart Lodge for Yew Tree House and car parking spaces for curtilage houses at Yew Tree House, Kettle Green Lane, Much Hadham, Hertfordshire, SG10 6AJ for Ms Wrong.(Pages 35 - 56)

Recommended for Approval.

(B) 3/18/0692/HH - Single storey side extension, conversion of garage and erection of porch roof to front and rear at 1 Hollydell, Hertford, SG13 8BE for Mr N Haestier\_(Pages 57 - 64)

Recommended for Approval.

7. Items for Reporting and Noting - 'To Follow'

(A) *Appeals against refusal of Planning Permission/ non-determination – 'To Follow'*

(B) *Planning Appeals Lodged – 'To Follow'*

(C) *Planning Appeals: Inquiry and Informal Hearing Dates – 'To Follow'*

(D) *Planning Statistics – 'To Follow'*

8. Urgent Business

*To consider such other business as, in the opinion of the Chairman of the meeting, is of sufficient urgency to warrant consideration and is not likely to involve the disclosure of exempt information.*

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MINUTES OF A MEETING OF THE  
DEVELOPMENT MANAGEMENT  
COMMITTEE HELD IN THE COUNCIL  
CHAMBER, WALLFIELDS, HERTFORD ON  
WEDNESDAY 25 APRIL 2018, AT 7.00 PM

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PRESENT: Councillor T Page (Chairman)  
Councillors M Allen, D Andrews, P Boylan,  
R Brunton, S Bull, S Cousins, J Goodeve,  
D Oldridge, P Ruffles, T Stowe and  
K Warnell

ALSO PRESENT:

Councillor S Rutland-Barsby

OFFICERS IN ATTENDANCE:

Elaine Bell	- Solicitor
Rachael Collard	- Planning Officer
Thomas Howe	- Planning Student
Peter Mannings	- Democratic Services Officer
Kevin Steptoe	- Head of Planning and Building Control Services

463 APOLOGIES

Apologies for absence were submitted on behalf of Councillors M Casey, B Deering, J Jones and R Standley. It was noted that Councillors P Boylan, S Cousins, D Oldridge and P Ruffles were substituting for Councillors J Jones, M Casey, B Deering and R Standley

respectively.

464 CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed back Elaine Bell to the Committee as cover for the Interim Legal Services Manager. The Chairman also welcomed Rachael Collard, Principal Planning Officer (Quality Places), to her first meeting of the Committee.

The Chairman summarised the new standardised procedure whereby all decisions must be proposed and seconded by Members before being voted on by the Committee.

The Chairman advised that application 3/17/1726/FUL - The construction of a new farmyard including 3 new agricultural buildings, associated yard area, cattle handling pens and silage storage area, landscaping and drainage at Tewin Water Farm, Churchfield Road, Tewin Water, Tewin AL6 0BW for William Brothers Partnership, had been withdrawn.

465 MINUTES - 27 MARCH AND 28 MARCH 2018

Councillor D Andrews proposed and Councillor M Allen seconded, a motion that the Minutes of the meeting held on 27 March 2018 be confirmed as a correct record and signed by the Chairman. After being put to the meeting and a vote taken, this motion was declared CARRIED.

Councillor P Boylan proposed and Councillor R Brunton seconded, a motion that the Minutes of the



meeting held on 28 March 2018 be confirmed as a correct record and signed by the Chairman. After being put to the meeting and a vote taken, this motion was declared CARRIED.

RESOLVED – that the Minutes of the meetings held on 27 and 28 March 2018, be confirmed as correct records and signed by the Chairman.

466 3/17/2216/OUT - OUTLINE APPLICATION FOR 27 NO. DWELLINGS ON LAND WEST OF HIGH ROAD, HIGH CROSS FOR CRADDICK OR C/O AGENT

The Head of Planning and Building Control recommended that in respect of application 3/17/2216/OUT, planning permission be refused for the reasons detailed in the report now submitted.

The Head summarised the application and detailed the relevant planning history. Officers had recommended approval of the application in a report that had been withdrawn by Officers from the Agenda for the Committee meeting held on 31 January 2018. The Annual Monitoring Report that was published in February 2018 had since indicated that the Council was able to demonstrate 6.2 years of housing land.

The Head emphasised that prior to February 2018, the National Planning Policy Framework (NPPF) had stipulated that sustainable developments should be approved unless the harm significantly and demonstrably outweighed the benefits. Officers had therefore recommended the application for approval back in January as, at that time, the lack of a 5 years'

supply of housing outweighed the harm.

The Head stated that this judgement was no longer relevant and had fallen away. The test of significant and demonstrable harm was no longer relevant. The development plan comprised the current Local Plan and the emerging District Plan which was currently at a very advanced stage of pre adoption.

The site was located outside of the identified village boundary in the East Herts Local Plan Second Review April 2007 and the District Plan. This incursion into the wider countryside area and the harm that would still be caused coupled with the ability of the Authority to demonstrate more than 5 years' supply of housing were the main reasons for the change in the recommendation now in front of the Committee.

Councillor S Bosson addressed the Committee as the Chairman of Thundridge Parish Council.

Councillor D Andrews referred to the application site being beyond the village boundary. He commented on the concerns of residents in respect of flooding and the unsuitability of the estate style of the proposed development for High Cross. He and local residents were also concerned in respect of the siting of the access opposite a school.

Councillor Andrews stated that a bus service that started late, finished early and did not run on Sundays did not constitute a sustainable transport service. The other village services fluctuated in that the village had lost a pub and had gained a shop. He concluded that

there were a raft of other issues but Officers were absolutely correct in their recommendation for refusal for a site that was outside the village boundary and was in the rural area beyond the Green Belt.

Councillor D Oldridge commented on whether the appeal decision at North Road had changed the situation regarding this application since the January meeting of the Committee. He queried whether there had been any official discussions with the primary school or whether a single governor had stated their own personal views.

The Head stated that the appeal for the application on North Road had had no significant bearing on this application. Members should focus on the relevant policy considerations to this application, when making a decision.

The Head advised that the education points had not been explored further although the appeal had resulted in some additional development that would no doubt generate some additional children for the primary school. Members were advised that this application might generate an as yet unquantified number of potential pupils for the school.

The Head confirmed to Councillor D Andrews that GBC policies had been applied as the site was located beyond the boundary of the village. He further confirmed that, if Members were minded to support the recommendation, Policy VILL2, as referred to by Councillor D Andrews, could be included in the reasons for refusal on that basis that the application was not in

accordance with this policy.

Councillor D Andrews proposed and Councillor M Allen seconded, a motion that the Committee support the recommendation for refusal, subject to the inclusion of policy VILL2 in the refusal reasons on the basis that the application was not in accordance with this policy.

After being put to the meeting and a vote taken, this motion was declared CARRIED.

The Committee accepted the recommendation of the Head of Planning and Building Control as now submitted subject to the inclusion of policy VILL2 in the reasons for refusal.

RESOLVED – that in respect of application 3/17/2216/OUT, planning permission be refused for the following amended reasons:

1. The proposed development would be sited outside the village boundary of High Cross within the Rural Area beyond the Green Belt and would result in harm to the rural landscape. As a result the proposals are contrary to Policies GBC3, GBC14 and OSV1 of the East Herts Local Plan Second Review April 2007, Policies GBR2, DES1 and VILL2 of the emerging East Herts District Plan and the National Planning Policy Framework.

#### Summary of Reasons for Decision

In accordance with the Town and Country Planning (Development Management

Procedure) (England) Order 2015. East Herts Council has considered, in a positive and proactive manner, whether planning objections to this application could be satisfactorily resolved within the statutory period for determining the application. However, for the reasons set out in the decision notice, the proposal is not considered to achieve an acceptable and sustainable development in accordance with the Development Plan and the National Planning Framework.

467 3/18/0290/FUL - CONSTRUCTION OF TWO STOREY VEHICLE STORAGE BUILDING IN ASSOCIATION WITH EXISTING CAR SALES BUSINESS AT 295 - 297 STANSTED ROAD, BISHOP'S STORTFORD CM23 2BT FOR MR COTTENDEN

The Head of Planning and Building Control recommended that in respect of application 3/18/0290/FUL, planning permission be granted subject to the conditions detailed in the report now submitted.

The Head referred to this being an application for full permission and the application was summarised for Members. The Head detailed the location of the site and summarised a number of key issues for the Committee. Members were advised that the proposed car deck to the rear of the workshop area would be 74 metres in height and 42 metres in depth. The ground level parking would be retained with the creation of 88 and 87 spaces respectively on the first and second storeys of vehicle storage on the site.

Members were advised that Officers considered that the proposed development was not out of character with the area. The Head detailed the conditions and referred to a contribution towards sustainable transport in respect of improvements to a nearby bus stop that had been requested by the Highway Authority. The Head also referred to a Section 278 agreement.

Mr Wade addressed the Committee in support of the application.

Councillor K Warnell commented on screening by trees to reduce the potential for overlooking. He commented on noise from vehicles using the metal access ramps at a nearby dealership with an identical car storage park located behind DIY sheds. He felt that noise mitigation should be considered for this site as this dealership was closer to residential properties.

Councillor P Boylan suggested that condition 6 should be amended so that deliveries and removals should only take place between the hours of 07:30 and 19:30 Monday to Friday, 07:30 and 18:30 on Saturdays and at no time on Sundays or Bank Holidays.

The Head confirmed that a condition could reasonably be applied in respect of the metal ramps and surfacing to keep noise to a minimum. Officers could also reasonably amend condition 6 as suggested by Councillor P Boylan. Councillor D Andrews suggested that a surface other than metal should be applied to the access ramps.

Councillor K Warnell proposed and Councillor M Allen seconded, a motion that in respect of application 3/18/0290/FUL, the Committee support the recommendation for approval subject to an additional condition that a surface other than metal be applied to the vehicle tracks on the access ramps and subject to an amended condition 6 regarding the removal of vehicles.

After being put to the meeting and a vote taken, this motion was declared CARRIED. The Committee accepted the recommendation of the Head of Planning and Building Control as now submitted, subject to the inclusion of an additional condition that a surface other than metal be applied to the vehicle tracks on the access ramps and the amendment of condition 6 regarding the removal of vehicles.

RESOLVED – that in respect of application 3/18/0290/FUL, planning permission be granted subject to the following amended conditions:

1. The development to which this permission relates shall be begun within a period of three years commencing on the date of this notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the approved plans listed at the end of this Decision

Notice.

Reason: To ensure the development is carried out in accordance with the approved plans, drawings and specifications.

3. Prior to any building works being commenced samples of the external materials of construction for the building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be implemented in accordance with the approved materials.

Reason: In the interests of the appearance of the development, and in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007.

4. Details of any external lighting proposed in connection with the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and no external lighting shall be provided without such written consent. The development shall then be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the area, and in accordance with policy ENV23 of the East Herts Local Plan Second Review April 2007.



5. The development hereby approved shall only be used for the storage of vehicles in association with the car sales business and for no other purpose.

Reason: In the interests of the appearance of the development, and in accordance with policy ENV1 and ENV24 of the East Herts Local Plan Second Review April 2007.

6. Deliveries of vehicles and the removal of vehicles from the site shall only take place between the hours of 7:30 and 19:30 Monday to Friday, 7:30 and 18:30 on Saturdays and at no time on Sundays or Bank Holidays.

Reason: In the interests of the residential amenity and in accordance with policy ENV1 and ENV24 of the East Herts Local Plan Second Review April 2007.

7. Notwithstanding the approved plan 770.17.2, prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the Local Planning Authority. These details shall include, as appropriate:
  - (a) Proposed finished levels or contours
  - (b) Means of enclosure

- (c) Car parking layouts
- (d) Other vehicle and pedestrian access and circulation areas
- (e) Hard surfacing materials
- (f) Planting plans
- (g) Written specifications (including cultivation and other operations associated with plant and grass establishment)
- (h) Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate
- (i) Implementation timetables. Thereafter the development shall proceed in accordance with the approved details.

Reason: To ensure the provision of amenity afforded by appropriate landscape design, in accordance with policies ENV1, ENV2 and ENV11 of the East Herts Local Plan Second Review April 2007.

8. No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only

be carried out in accordance with the approved Plan. The Construction Traffic Management Plan shall include details of:

- a. Construction vehicle numbers, type, routing;
- b. Traffic management requirements;
- c. Construction and storage compounds (including areas designated for car parking);
- d. Siting and details of wheel washing facilities;
- e. Cleaning of site entrances, site tracks and the adjacent public highway;
- f. Timing of construction activities to avoid school pick up/drop off times;
- g. Provision of sufficient on-site parking prior to commencement of construction activities;
- h. Post construction restoration/reinstatement of the working areas and temporary access to the public highway.

Reason: To ensure that the development takes place in a comprehensive manner having due regard for highway safety and

capacity and to ensure that the impact of construction traffic on the local road network is minimised.

9. All hard and soft landscape works shall be carried out in accordance with the approved details. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved designs, in accordance with policies ENV1 and ENV2 of the East Herts Local Plan Second Review April 2007 and national guidance in section 7 of the National Planning Policy Framework.

10. Prior to the first occupation of the development hereby permitted (or Prior to the commencement of the use hereby permitted), sufficient space shall be provided within the site to enable a car transporter vehicle to park, turn and re-enter the highway in a forward gear. This

area shall be levelled, surfaced and drained in accordance with a detailed scheme submitted to and approved in writing by the Local Planning Authority and retained thereafter available for that specific use.

Reason: In the interests of satisfactory development and highway safety.

11. In connection with all site demolition, site preparation and construction works, no plant or machinery shall be operated on the premises before 0730hrs on Monday to Saturday, nor after 1830hrs on weekdays and 1300hrs on Saturdays, nor at any time on Sundays or bank holidays.

Reason: To safeguard the amenity of residents of nearby properties, in accordance with policies ENV1 and ENV24 of the East Herts Local Plan Second Review April 2007.

12. The development hereby approved shall be carried out in accordance with the approved Flood Risk Assessment and Drainage Strategy carried out by MTC reference 2025 dated December 2017 submitted and the following mitigation measures detailed within the FRA:
  1. Limiting the surface water run-off rates to maximum of 5 l/s with discharge into existing wider site drainage system.

2. Provide attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

13. No development shall take place until the final design of the drainage scheme is completed and sent to the LPA for approval. The scheme shall also include:
  1. Implementing the appropriate drainage strategy based on attenuation and discharge.
  2. Detailed engineered drawings of the proposed SuDS features including their, location, size, volume, depth and any inlet and outlet features including any connecting pipe runs and all corresponding calculations/modelling to ensure the scheme caters for all rainfall events up to and including the 1 in 100 year + 40% allowance climate change event. The plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.

3. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

- 14 Prior to commencement of the development hereby permitted, details of materials used for the surfacing of the ramps and structure, including the vehicle parking and manoeuvring areas shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include information to demonstrate how the selected materials will minimise noise. Once agreed the development shall be carried out and retained in accordance with the approved details.

Reason: To ensure that noise caused by the use of the structure is minimised in the interests of the residential amenity in accordance with policy ENV1 and ENV24 of the East Herts Local Plan Second Review 2007.

Plan Numbers: HD17006/01 Rev A, HD17006/100, HD17006/02, HD17006/03, HD17006/04, HD17006/05, HD006/06,

HD17006/08, HD15006/150, 770.17.2, Flood Risk Assessment and Sustainable Drainage Strategy (MTC Engineering) 2025-FRA&DS-Dec2017, Transport Statement dated January 2018

Informatives:

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water Interest) etc. Neither does this permission negate or override any private covenants which may affect the land.
2. The applicant is advised that any unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of the Local Planning Authority and appropriate mitigation measures agreed.
3. Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not



interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website: <https://beta.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highwaysdevelopmentmanagement.aspx>

4. Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website: <https://beta.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highwaysdevelopmentmanagement.aspx>
5. Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public

highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website:

<https://beta.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-anddeveloper-information/development-management/highways-developmentmanagement.aspx>

#### Summary of Reasons for Decision

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan; the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The balance of the considerations having regard to those policies is that permission should be granted.

#### 468 ITEMS FOR REPORTING AND NOTING

RESOLVED – that the following reports be noted:

- (A) Appeals against refusal of planning permission / non-determination;
- (B) Planning Appeals lodged;
- (C) Planning Appeals: Inquiry and Informal Hearing dates; and
- (D) Planning Statistics.

The meeting closed at 7.35 pm

Chairman .....
Date .....

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EAST HERTS COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE – 23 MAY 2018

REPORT BY HEAD OF PLANNING AND BUILDING CONTROL

PLANNING APPLICATIONS AND UNAUTHORISED DEVELOPMENT FOR  
CONSIDERATION BY THE COMMITTEE

WARD(S) AFFECTED: As identified separately for each application and unauthorised development matter.

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**Purpose/Summary of Report:**

- To enable planning and related applications and unauthorised development matters to be considered and determined by the Committee, as appropriate, or as set out for each agenda item.

**RECOMMENDATION FOR DEVELOPMENT MANGEMENT COMMITTEE**

**That:**

<b>(A)</b>	<b>A recommendation is detailed separately for each application and unauthorised development matter.</b>
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1.0 Background

1.1 The background in relation to each planning application and enforcement matter included in this agenda is set out in the individual reports.

2.0 Report

2.1 Display of Plans

2.2 Plans for consideration at this meeting will be displayed outside the Council Chamber from 5.00 pm on the day of the meeting. An Officer will be present from 6.30 pm to advise on

plans if required. A selection of plans will be displayed electronically at the meeting. Members are reminded that those displayed do not constitute the full range of plans submitted for each matter and they should ensure they inspect those displayed outside the room prior to the meeting.

2.3 All of the plans and associated documents on any of the planning applications included in the agenda can be viewed at: <http://online.eastherts.gov.uk/swiftlg/apas/run/wphappcriteria.display>

2.4 Members will need to input the planning lpa reference then click on that application reference. Members can then use the media items tab to view the associated documents, such as the plans and other documents relating to an application.

### 3.0 Implications/Consultations

3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

### Background Papers

The papers which comprise each application/ unauthorised development file. In addition, the East of England Plan, Hertfordshire County Council's Minerals and Waste documents, the East Hertfordshire Local Plan and, where appropriate, the saved policies from the Hertfordshire County Structure Plan, comprise background papers where the provisions of the Development Plan are material planning issues.

Contact Member: Councillor Suzanne Rutland-Barsby – Executive Member for Development Management and Councillor Support.

Contact Officer: Kevin Steptoe – Head of Planning and Building Control, Extn: 1407.  
[kevin.steptoe@eastherts.gov.uk](mailto:kevin.steptoe@eastherts.gov.uk)

Report Author: Kevin Steptoe, Head of Planning and Building Control, Extn: 1407.  
[kevin.steptoe@eastherts.gov.uk](mailto:kevin.steptoe@eastherts.gov.uk)

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## ESSENTIAL REFERENCE PAPER 'A'

### IMPLICATIONS/CONSULTATIONS

Contribution to the Council's Corporate Priorities/ Objectives <i>(delete as appropriate)</i> :	Priority 1 – Improve the health and wellbeing of our communities.  Priority 2 – Enhance the quality of people's lives.  Priority 3 – Enable a flourishing local economy.
Consultation:	As detailed separately in relation to each matter if any are appropriate.
Legal:	As detailed separately in relation to each matter if any are appropriate.
Financial:	As detailed separately in relation to each matter if any are appropriate.
Human Resource:	As detailed separately in relation to each matter if any are appropriate.
Risk Management:	As detailed separately in relation to each matter if any are appropriate.
Health and wellbeing – issues and impacts:	As detailed separately in relation to each matter if any are appropriate.

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## DEVELOPMENT MANAGEMENT COMMITTEE – 23 MAY 2018

<b>Application Number</b>	3/18/0263/FUL
<b>Proposal</b>	Proposals for the demolition of old 'Combine' Shed and for the erection of two new dwellings, new 3 bay Cart Lodge for Yew Tree House and car parking spaces for curtilage houses.
<b>Location</b>	Yew Tree House, Kettle Green Lane, Much Hadham, Hertfordshire, SG10 6AJ
<b>Applicant</b>	Ms Wrong
<b>Parish</b>	Much Hadham Parish
<b>Ward</b>	Much Hadham

<b>Date of Registration of Application</b>	5 February 2018
<b>Target Determination Date</b>	2 April 2018
<b>Reason for Committee Report</b>	Referral Request
<b>Case Officer</b>	Rachael Collard

### **RECOMMENDATION**

That planning permission be **GRANTED** subject to the conditions set out at the end of this report.

#### **1.0 Summary of Proposal and Main Issues**

- 1.1 The application proposes the demolition of a 'Combine Shed' and the construction of a semi-detached pair of dwellings and a Cart Lodge used for the parking of vehicles associated with Yew Tree House.
- 1.2 The site lies within the designated settlement boundary of Much Hadham a Category 1 village. The site would also be located within the Conservation Area and an area of Archaeological significance.

- 1.3 The main planning issues relate to the impact of the proposed semi-detached pair of dwellings and the cart lodge within the context of the site and its impact on the neighbouring residential dwellings and the impact on the setting of the Grade II\* and Grade II listed buildings.

## 2.0 Site Description

- 2.1 The application site itself lies to the east of Walnut Close. The site currently forms part of the residential garden of Yew Tree House, a Grade II\* listed building, located within Much Hadham. The site consists of the residential dwelling, large garden and combine shed with mature vegetation seen within the garden and along the boundaries of the site.
- 2.2 It should be noted that during the course of the planning application amended plans were submitted reducing the width of the dwellings, the removal of the single storey store and a boundary wall replacing a close boarded fence. It should be noted that neighbours and contributors have been re-consulted on the amended plans.

## 3.0 Planning History

The following local planning history is of relevance to this proposal:-

Application Number	Proposal	Decision	Date
3/93/0277/FP	Internal Alterations and refurbishment of studio and annex	Granted	27 <sup>th</sup> April 1993
3/93/0278/LB	Minor demolition work internal alterations and refurbishment of studio and annex	Granted	27 <sup>th</sup> April 1993

#### 4.0 **Main Policy Issues**

4.1 These relate to the relevant policies in the National Planning Policy Framework (NPPF), the pre-submission East Herts District Plan 2016 (DP) and the adopted East Herts Local Plan 2007 (LP).

<b>Main Issue</b>	<b>NPPF</b>	<b>LP policy</b>	<b>DP policy</b>
The principle of the development	Paras 6-16	SD1 SD2 HSG1 HSG7 OSV1	DPS6 VILL1 HOU1 HOU2
Character and appearance	Sections 6 and 7	ENV1 ENV2 ENV25	DES2 DES3
Impact on Heritage Asset	Section 12	BH1 BH2 BH6	HA1 HA2 HA3 HA4 HA7
Landscape impact	Section 11	GBC14 ENV16	DES1 DES2
Highways and parking	Section 4	TR2 TR7	TRA1 TRA2 TRA3

Other relevant issues are referred to in the 'Consideration of Relevant Issues' section below.

#### 5.0 **Summary of Consultee Responses**

5.1 HCC Highway Authority – No objection subject to conditions

5.2 EHDC Conservation and Urban Design Advisor – No objections subject to conditions

5.3 HCC Historic Environment Unit – No objections subject to conditions

5.4 EHDC Landscape Advisor – No objection on landscape or arboricultural grounds, recommend a landscape condition if approved.

5.5 Herts Ecology – No objections

5.6 EHDC Environmental Health Advisor – no objection subject to conditions

(Note: EHDC, East Herts District Council; HCC, Hertfordshire County Council)

## **6.0 Town/Parish Council Representations**

6.1 Much Hadham Parish Council objects to the proposal as there is a risk to pedestrians on Walnut Close given the narrowness of the un-adopted road, lack of passing places and lack of footway, the issue of sight lines and its negative impact on a Grade II\* Listed Building as the development is within its curtilage.

## **7.0 Summary of Other Representations**

7.1 25 neighbour responses have been received objecting to the proposals on the following grounds:

- Overdevelopment of Walnut Close
- Highway Impact
- Highway Safety concerns
- Damage to road
- Lack of parking
- Lack of passing places
- Loss of existing soft landscaping
- Loss of conifer hedgerow
- Dwellings will be higher than existing building on site.
- Loss of privacy
- Increase in hard surfacing
- Impact on setting of listed building

- Risk to health and safety
- Affordable homes should be provided for key workers or to rent.
- Objects to vehicular access onto Walnut Close

## **8.0 Consideration of Issues**

### Principle of development

- 8.1 The site lies in the built-up part of Much Hadham, a Category 1 Village, where there is no objection in principle to limited small scale and infill housing developments subject to the criteria set out in policy OSV1. Limited small scale housing is defined as up to 15 houses and therefore this proposal for 2 dwellings is policy compliant. Much Hadham has a range of services and facilities and given the location of the site in relation to the village I consider it to represent a sustainable form of development. Furthermore it is noted that the site is adjacent to a recently completed residential development at the end of Walnut Close granted under application 3/15/1011/FUL.
- 8.2 Policy OSV1 requires housing development to ensure that proposals would not be significantly detrimental to amenity, that the site does not represent a significant open space or gap important to the form or setting of the village that the proposed does not block important views or detract from the appearance of the village, and that the proposal is sensitively designed and satisfactorily integrated into the village.

### Character and Appearance

- 8.3 The proposal seeks the demolition of the existing combine shed and the construction of a semi-detached pair of dwellings fronting onto Walnut Close and a cart lodge providing parking for Yew Tree House. The proposed dwellings would be located within an area currently forming the residential garden of Yew Tree House. The properties would be two storeys in height, featuring a modern single storey element to the rear with sedum roof. The properties would be set back from the road of Walnut Close, by approximately

9 metres.

- 8.4 It should be noted that the amended plans have been submitted during the course of the application and include a reduction in the width of the semi-detached pair, the removal of the single storey store and a brick boundary wall replaces a previously proposed close boarded fence located on the boundary.
- 8.5 It should be noted that the existing combine shed that would be demolished is not small in size; however it is acknowledged that the dwellings would be higher and overall larger than the existing shed. The proposed dwellings would have dimensions of approximately 9.9m in width (total width of both properties equates to 19.8m), 7.2m in depth increasing to 12.2m in depth (inclusive of the single storey element) and 8.4m in height. The dwellings are considered to be a contemporary take on traditional cottages and feature chimneys and a porch, although it is acknowledged that the single storey element would feature a sedum roof considered to be a modern feature.
- 8.6 The site is located within a conservation area and adjacent to a Grade II\* and Grade II listed buildings. It is noted that Walnut Close itself consists of a number of properties that vary in terms of style and design, however generally a more traditional character prevails. Whilst the proposed development proposes a sedum roof to a single storey element, as these are single storey in scale and are to the rear of the dwellings, they are not considered to be a prominent feature within the street scene, Therefore overall the proposed dwellings are not considered to be unacceptable in terms of design and appearance within their location.
- 8.7 With regards to the new cart lodge, this would be located south of Cottage 2 and would be sited on the boundary with Holy Oak Cottages, providing three parking spaces for Yew Tree House. The building would be approximately 9.4m in width, 6m in depth featuring a hipped roof reaching an overall height of approximately 5.4m. The building would be constructed from traditional materials. Whilst the building would be sited forward of the front elevation of



Cottage 2, it would be sited approximately 9.4m from the road of Walnut Close (at its closest point).

- 8.8 The details submitted state that the dwellings would consist of bricks and slate roof tiles. It would be necessary and reasonable to apply a condition requiring samples of materials to be submitted, enabling the Council to retain control over the appearance of the dwellings to ensure that the materials are appropriate for the Conservation Area.

#### Impact on Heritage Assets

- 8.9 The specific historic environment policies within the NPPF are contained within paragraphs 126-141. Paragraph 131 of the NPPF states that in determining planning applications, Local Planning Authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets. Paragraph 132 of the Framework outlines that, when considering the impact of a proposed development on the significance of a designated heritage asset, 'great weight' should be given to the asset's conservation.
- 8.10 Paragraph 133 states that where proposed development will lead to substantial harm or total loss of significance of a designated heritage asset, Local Planning Authorities should refuse consent unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh the harm. Where the harm is considered less than substantial, Paragraph 134 states that this should be weighed against the public benefits of the proposal. The NPPF therefore does allow for a degree of harm to a heritage asset in particular circumstances. Furthermore, though not fully consistent with the NPPF in the above regard, Policy ENV1 requires proposals to feature high quality design.
- 8.11 The application site is within the setting to Yew Tree House a Grade II\* listed building, section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

- 8.12 The heritage statement submitted alongside the application, considers the existing combine shed to be poorly sited, detracting from the setting of Yew Tree House. It states that the removal of the shed would be a '*significant visual improvement*' and the construction of two dwellings, due to scale and siting are considered to have a beneficial impact on the listed building and Conservation Area.
- 8.13 Yew Tree House itself is visible within, the street scene of Kettle Green Road and Tower Hill, however due to its siting is not a prominent feature within Walnut Close. The demolition of the existing combine shed is not considered to be objectionable and whilst the two dwellings would change this part of the Conservation Area, it is not considered to have a negative impact over the existing situation on the heritage asset. As such it is considered that the development would be neutral in terms of harm.
- 8.14 The Council's Conservation and Urban Design Advisor has been consulted on the application and does not object to the development and does not consider that the proposal will harm the setting of the listed building or the Conservation Area.
- 8.15 Due to the site being located within an area of archaeological significance, a consultation response from HCC Historic Environment Unit, has been received and they do not wish to object to the application but have requested a condition be imposed on any grant of permission requiring a scheme of archaeological work to be undertaken. It is considered to be reasonable and necessary in accordance with policies BH1, BH2 and BH3 of the East Herts Local Plan Second Review 2007.

#### Neighbour Amenity

- 8.16 The properties located on Walnut Close and Holy Oak Cottages, Kettle Green Road would be most affected by the proposed development. The two dwellings would face onto Walnut Close, and would face those properties opposite. However given that a distance of approximately 9m would be retained to the boundary

with Walnut Close, approximately 20 metres would be seen to the front elevations of the properties opposite and views would be into the street scene, which is already within the public realm it is not considered that the proposal would result in a detrimental impact in terms of overlooking or loss of privacy. With regards to those recently constructed properties to the north of the application site, as no windows are proposed in the side elevations, no objections are raised. Whilst views from the rear upper floor windows would enable views across the rear garden areas of properties to the north and the garden of Yew Tree House itself, having regard to the angle of views and the distances achieved, this is not considered to result in a detrimental impact to justify a reason for refusal.

- 8.17 Objections have been raised by neighbours due to the loss of the Leylandii hedge and thus resulting in loss of privacy. Whilst it is acknowledged that the outlook of those properties on Walnut Close would alter, due to the distances achieved the proposed development is not considered to have a detrimental impact to neighbouring occupiers to justify a refusal.
- 8.18 With regards to the cart lodge this is located immediately to the rear of the boundary with Holy Oak Cottages and to the rear of the detached garage building accessed from Walnut Close. Whilst the building would be 5.4m in overall height, due to the hipped roof form and the separation distance seen the cart lodge is not considered to be objectionable nor would it cause loss of light to justify a reason for refusal.

#### Highways and parking

- 8.19 The proposed two dwellings would have individual accesses off Walnut Close, which is a gravelled narrow private un-adopted road. Under the permission for the 7 dwellings recently permitted, the road is to be widened to 4.1m along the length of the road apart from a pinch point and will be re-surfaced. It was noted that at the time of a site visit the works to the road of Walnut Close were underway.

- 8.20 Objections have been raised by neighbours regarding the proposed dwellings taking access from Walnut Close and the increase in vehicular movements on an already narrow and increasingly utilised road. Further concerns are also raised on the basis that the access onto Kettle Green Road is dangerous with limited visibility down the road and the lack of off street parking in particular for guests visiting properties. Whilst a further 2 dwellings would be take access off Walnut Close, Hertfordshire County Council Highways have been notified of the application and do not wish to raise an objection to the proposed development, commenting that the proposed development uses an existing vehicular access at a point where appropriate visibility splays can be provided and that traffic generation will not be significant.
- 8.21 Whilst only 3 bedrooms are identified on the plans, it is noted that a ground floor room has the potential to be used as a bedroom and therefore on that basis, the dwellings will be treated as 4 bedroom properties. As such in accordance with the Council's Parking Standards Document a dwelling of this size would require 3 parking spaces each. It is noted that each of the dwellings would benefit from a driveway to the front of the properties, the drawings show each property would have two spaces, however additional space can be seen in front of those marked out spaces, whereby a further parking space for a vehicle could be provided. As such this would be in accordance with the Council's Parking Standards. Furthermore comments received from the Highway Authority have stated that a suitable level of parking is included within the proposal.
- 8.22 Following the demolition of the existing 'combine shed' a new cart lodge would be constructed providing 3 parking spaces for Yew Tree House, these spaces would be accessed via the existing driveway taken from Kettle Green Road and would not generate additional traffic flow onto Walnut Close. No objections are raised regarding this arrangement and there is suitable off street parking for Yew Tree Cottage.

- 8.23 It is acknowledged that a recent development along Walnut Close has resulted in disruption during the construction phase and due to the nature of the road it is considered reasonable to impose a condition requiring a construction management plan to be submitted.

#### Landscape and Ecology

- 8.24 The submitted plans show areas of soft landscaping along the boundaries of the site with areas of soft landscaping within the site itself. This includes grassed areas to the front of the dwellings with the existing Cherry trees shown along the front boundary of the site to be retained. It is acknowledged that the site currently benefits from a Leylandii hedge, approximately a 23m portion of the frontage with Walnut Close. Objections have been raised by neighbours regarding the removal of this hedge as it is considered to provide privacy and to create a rural and pleasant character within the street scene of Walnut Close.
- 8.25 Whilst it is acknowledged that the hedge provides screening and the removal of the hedge would alter the outlook for residents opposite, the removal is not considered to be objectionable. Furthermore the Council's Landscape Advisor has not raised an objection to the removal of this hedgerow as it is considered that attempts to retain the hedge is likely to result in excessive pressure on the hedge during construction and on completion. It is however considered that a more suitable species of hedgerow could be implemented along this boundary in order to maintain the character of the street scene and this could be dealt with by a planning condition. It is also noted that areas of grass would be retained to the frontages of the dwellings and the existing cherry trees currently sited within the grassed verge would be retained. Therefore it is considered that the development would be softened and is not considered to be out of character in terms of the street scene of Walnut Close.

- 8.26 Furthermore in order to accommodate the proposed cart lodge the tree that sits to the rear of the neighbouring properties' garage and is adjacent to the retained Ash Tree would need to be removed, however no objection is raised in this regard and this is supported by the Council's Landscape Advisor.
- 8.27 Therefore it is considered reasonable and necessary to impose a planning condition requiring landscaping plans to be submitted and this should include additional soft landscaping within the frontages of the proposed dwellings. Furthermore the Ash Tree located within the grassed verge would be retained, in order to prevent damage to the tree, a condition requiring tree protection measures to be implemented during the construction phase shall be imposed on any grant of permission.
- 8.28 The presence of protected species is a material consideration, in accordance with the National Planning Policy Framework (paragraphs 118-119); furthermore, Policy ENV16 requires developments to contribute positively to biodiversity. In accordance with the NPPF proposals should conserve and enhance biodiversity. In order to facilitate the development, the removal of existing trees and shrubs across the site would be necessary it is therefore considered that there would be some harm to biodiversity.
- 8.29 A bat survey has been submitted as part of the application and no bats or evidence of bats was found at the site. Hertfordshire Ecology were consulted on the application and comment that as the barn was considered to be unsuitable to support roosting bats and no further surveys were considered necessary.

## **9.0 Conclusion**

- 9.1 Having regard to the representations made by consultees and residents, officers consider that the details submitted for the demolition of the barn and the construction of a semi-detached pair of dwellings and a cart lodge is acceptable subject to conditions and would be in accordance with the relevant policies of the East Herts Local Plan 2007.

9.2 For the above reasons the proposal would be in accordance with policies contained within the East Herts Local Plan Second Review April 2007 and the Emerging East Herts District Plan and the NPPF. It is therefore recommended that planning permission is granted.

### **RECOMMENDATION**

That outline planning permission be **GRANTED**, subject to the conditions set out below:

1. Three Year Time Limit (01T12)
2. Approved Plans (02E10)
3. Samples of Materials (02E12)
4. Notwithstanding the approved plans, prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the Local Planning Authority. These details shall include, as appropriate:
  - (a) Proposed finished levels or contours
  - (b) Means of enclosure
  - (c) Hard surfacing materials
  - (d) Planting plans
  - (e) Written specifications (including cultivation and other operations associated with plant and grass establishment)
  - (f) Details of the Sedum Roof
  - (g) Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate
  - (h) Implementation timetables. Thereafter the development shall proceed in accordance with the approved details.

Reason: To ensure the provision of amenity afforded by appropriate landscape design, in accordance with policies ENV1, ENV2 and ENV11 of the East Herts Local Plan Second Review April 2007.

5. Landscape works Implementation (4P131)
6. No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Traffic Management Plan shall include details of:
  - a. Construction vehicle numbers, type, routing;
  - b. Traffic management requirements;
  - c. Construction and storage compounds (including areas designated for car parking);
  - d. Cleaning of site entrances, site tracks and the adjacent public highway;
  - e. Timing of construction activities to avoid school pick up/drop off times;
  - f. Provision of sufficient on-site parking prior to commencement of construction activities;
  - g. Post construction restoration/reinstatement of the working areas and temporary access to the public highway.

Reason: To ensure that the development takes place in a comprehensive manner having due regard for highway safety and capacity and to ensure that the impact of construction traffic on the local road network is minimised.

7. No development shall take place within the proposed development site until the applicant, or their agents, or their successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted to the planning authority and approved in writing. This condition will only be considered to be discharged when the planning authority has received and approved an archaeological report of all the required archaeological works, and if appropriate, a commitment to publication has been made.



Reason: To secure the protection of and proper provision for any archaeological remains in accordance with policies BH2 and BH3 of the East Herts Local Plan Second Review April 2007.

8. Prior to the first occupation of the development hereby permitted, the hardstanding areas used for the parking of vehicles shall be implemented in accordance with the approved plans and retained in that form thereafter and available for that specific use.

Reason: In the interests of satisfactory development providing suitable off street parking and in the interests of highway safety.

9. Prior to commencement of the development hereby permitted, a scheme to deal with contamination of land and/or groundwater must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:
  1. A desk-top study carried out by a competent person to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site. The requirements of the Local Planning Authority shall be fully established before the desktop study is commenced and it shall conform to any such requirements. Copies of the desk-top study shall be submitted to the Local Planning Authority without delay upon completion.
  2. A site investigation shall be carried out by a competent person to fully and effectively characterise the nature and extent of any land and/or groundwater contamination and its implications. The site investigation shall not be commenced until
    - (i) A desk-top study has been completed satisfying the requirements of paragraph (1) above;
    - (ii) The requirements of the Local Planning Authority for site investigations have been fully established; and
    - (iii) The extent and methodology have been agreed in writing with the Local Planning Authority.

Copies of a report on the completed site investigation shall be submitted to the Local Planning Authority without delay on completion.

3. A written method statement for the remediation of land and/or groundwater contamination affecting the site shall be agreed in writing with the Local Planning Authority prior to commencement and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority by a competent person.

Once agreed the works shall be carried out in accordance with the approved details and retained in that form thereafter.

Reason: To minimise and prevent pollution of the land and the water environment and in accordance with policy ENV20 of the East Herts Local Plan Second Review 2007 and the national planning policy guidance set out in section 11 of the National Planning Policy Framework.

10. Boundary Walls and Fences (2E071)
11. No further windows (2E172)
12. Construction hours of working (6N071)

Informatives:

1. Other Legislation (01OL1)
2. Ownership (02OW1)
3. Archaeological Interest (04AI1)
4. Street Naming and Numbering (19SN5)

### Summary of Reasons for Decision

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan; the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The balance of the considerations having regard to those policies is that permission should be granted.

**KEY DATA****Residential Development**

<b>Residential density</b>	26.6 units/Ha	
	Bed spaces	Number of units
Number of existing units demolished		0
Number of new flat units		0
Number of new house units	1	
	2	
	3	
	4+	2
Total		2

**Residential Vehicle Parking Provision**

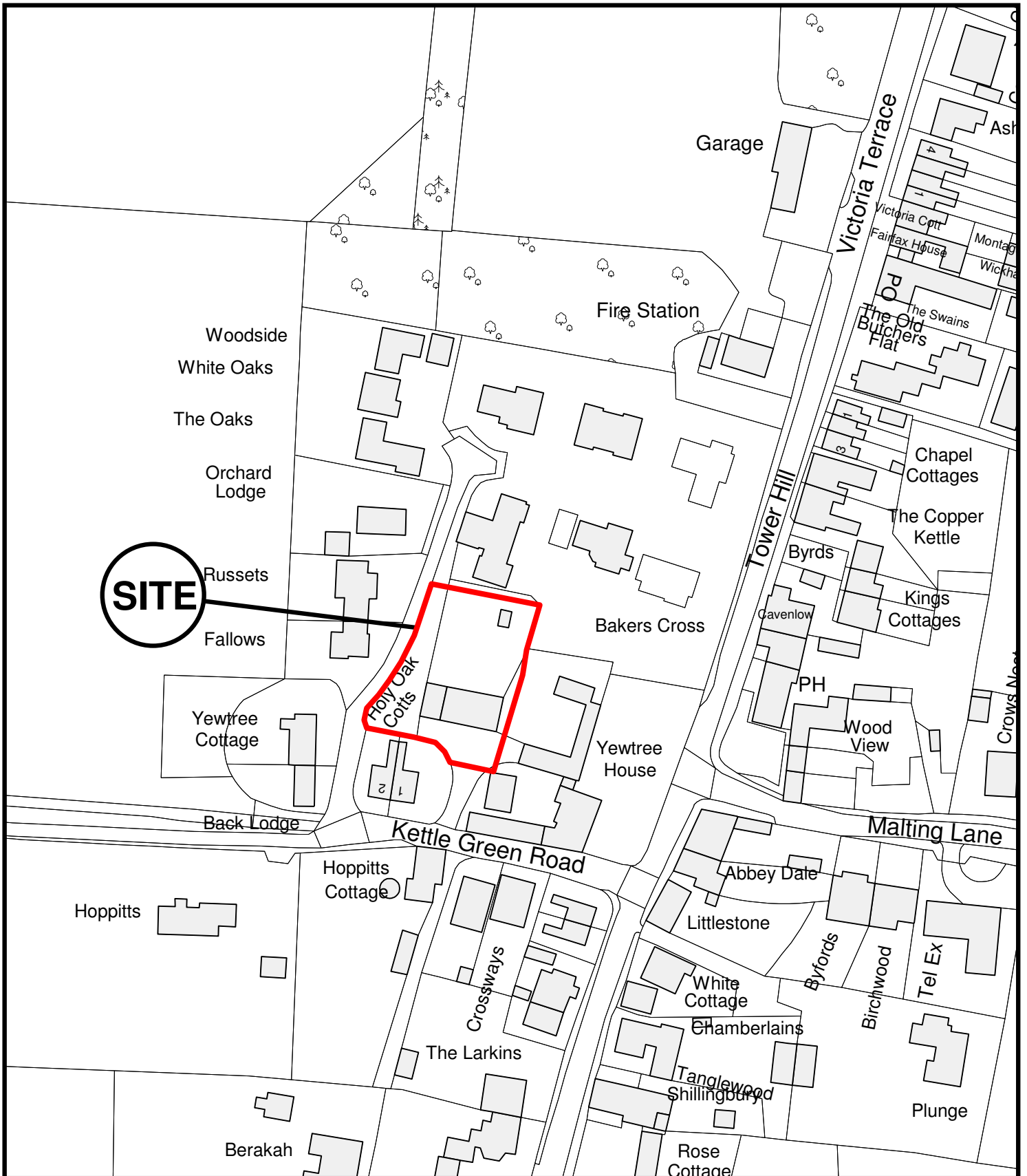
Current Parking Policy Maximum Standards (EHDC 2007 Local Plan)

Parking Zone		
Residential unit size (bed spaces)	Spaces per unit	Spaces required
1	1.25	
2	1.50	
3	2.25	
4+	3.00	6
Total required	3.00	6
Proposed provision	4.00 plus space for an additional vehicle to be parked within each frontage	

Emerging Parking Standards (endorsed at District Plan Panel 19 March 2015)

Parking Zone		
Residential unit size (bed spaces)	Spaces per unit	Spaces required
1	1.50	
2	2.00	
3	2.50	
4+	3.00	6
Total required	3.00	6
Accessibility reduction		
Resulting requirement		
Proposed provision	4.00 plus space for an additional vehicle to be parked within each frontage	

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**Address: Yew Tree House, Kettle Green Lane, Much Hadham, SG10 6AJ**  
**Reference: 3/18/0263/FUL**  
**Scale: 1:1250**  
**O.S Sheet: TL4218**  
**Date of Print: 10 May 2018**

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## DEVELOPMENT MANAGEMENT COMMITTEE – 23 MAY 2018

<b>Application Number</b>	3/18/0692/HH
<b>Proposal</b>	Single storey side extension, conversion of garage and erection of porch roof to front and rear
<b>Location</b>	1 Hollydell, Hertford, SG13 8BE
<b>Applicant</b>	Mr N Haestier
<b>Parish</b>	Hertford CP
<b>Ward</b>	Hertford Castle

<b>Date of Registration of Application</b>	26 <sup>th</sup> March 2018
<b>Target Determination Date</b>	25 <sup>th</sup> May 2018
<b>Reason for Committee Report</b>	Council Employee
<b>Case Officer</b>	Eilis Edmonds

### **RECOMMENDATION**

That planning permission be **GRANTED** subject to the conditions set out at the end of this report.

#### **1.0 Summary of Proposal and Main Issues**

1.1 This proposal is for a modest residential extension, the conversion of two integral single garages, and a front and rear porch canopy, in the built-up area of Hertford, wherein principle development is acceptable. The issues to be considered relate to the impact on the character and appearance of the area, the Hertford Conservation Area and neighbouring residential amenity.

#### **2.0 Site Description**

2.1 The application site consists of a modern detached bungalow, built in the 1980s, of a brick and wooden cladding build. The dwelling is located within the built-up area of Hertford and the Hertford Conservation Area. The dwellinghouse is located on a reasonably sized plot, with a driveway to the front of the dwelling.

### 3.0 Planning History

The following planning history is of relevance to this proposal:

Application Number	Proposal	Decision	Date
3/14/0627/FP	Single storey part front/side extension and single storey side extension to form new garage	<i>Granted with Conditions</i>	03.06.2014
3/82/1077/RP	Approval of reserved matters for three dwellings	<i>Granted</i>	13.10.1982
3/82/0609/OP	Approval of details for three dwellings	<i>Granted</i>	14.07.1982

### 4.0 Main Policy Issues

4.1 These relate to the relevant policies in the National Planning Policy Framework (NPPF), the pre-submission East Herts District Plan 2016 (DP) and the adopted East Herts Local Plan 2007.

<b>Main Issue</b>	<b>NPPF</b>	<b>LP policy</b>	<b>DP policy</b>
Design/Layout	Section 7	ENV1, ENV5, ENV6	HOU11, DES3
Heritage Assets (Conservation Area)	Section 12	BH6	HA1, HA4
Neighbour Amenity	Section 7	ENV1, ENV5, ENV6	HOU11, DES3
Highways/Parking	Section 4	TR7	TRA3

Other relevant issues are referred to in the 'Consideration of Relevant Issues' section below.

## **5.0 Summary of Consultee Responses**

5.1 HCC Highway Authority has commented that it does not wish to restrict the grant of planning permission. As Hollydell does not form part of the adopted highway network it does not wish to make further comment on the application.

## **6.0 Town/Parish Council Representations**

6.1 Hertford Town Council has no objection to the proposal.

## **7.0 Summary of Other Representations**

7.1 One response has been received stating it does not object to the proposed development based on the plans submitted.

## **8.0 Consideration of Issues**

8.1 The site lies within the built-up area of Hertford. There is therefore no objection in principle to the proposed development. The determining issues are therefore:

- Impact on character and appearance of dwelling and Hertford Conservation Area
- Impact on amenities of neighbouring properties
- Parking provision

### Design/Layout

8.2 The relevant policies seek to ensure that the proposed residential extension is acceptable with regard to its impact on the design and appearance of the building and the street scene.

8.3 The proposed side extension is to serve as a utility room to the existing dwellinghouse. Due to its siting, to the rear of an existing extension, and with mature landscaping to the front of the dwelling and the neighbouring dwelling, it considered that there would be little-to-no visibility of the extension from the street scene or

surrounding area. Furthermore, it is to be minimal in its size, and will be constructed in matching brick to the dwellinghouse.

- 8.4 The proposed conversion of the two integral single garages would result in the garage doors being removed to be replaced with windows, with the resultant room acting as a living room. The windows are acceptable in their appearance and would match the existing windows. The resultant walls are to be wooden cladded, as seen on other areas of the principle elevation of the dwelling.
- 8.5 The proposed porch canopies are minimal in their size, projecting from the rear and front elevations by no more than a metre. Whilst they are proposed to have a flat roof and are not necessarily adding to the appearance of the dwelling, given the architectural style of the building it is not considered that they are harmful to the appearance of the building.
- 8.6 Officers consider that the proposed extension and porch covers would be of a size, scale, siting and design that would not detract from the character and appearance of the existing dwelling, nor the surrounding area, and that the proposed conversion of the integral garages would not be harmful.

#### Heritage Assets

- 8.7 In accordance with the above considerations, it is not considered that the proposed development would result in harm to the character and appearance of the Hertford Conservation Area.

#### Neighbour Amenity

- 8.8 The proposed side extension will project towards the neighbouring dwelling, No. 2A Hollydell, retaining approximately 1 metre between the side elevation of the extension and the boundary fence with this neighbour. It is noted that this neighbouring dwelling is approximately 13 metres away in distance, with an existing garage at No 2A between the side elevations of these two dwellings. It is

therefore considered that there will be no harm to this neighbour in regards to an overbearing impact, loss of light, or a loss of privacy.

- 8.9 It is not considered that the proposed development would result in any harm to the amenities of any other neighbouring dwelling.

#### Highways/Parking

- 8.10 The proposed development would result in the removal of two integral single garages, and therefore effectively two parking spaces. It is considered that the proposed development would allow for the dwelling to continue to meet parking standards, with a remaining integral single garage, and a driveway to the front which provides space for the parking of approximately 3 vehicles to park and turn within the site.

### **9.0 Planning Balance and Conclusion**

- 9.1 It is considered that proposed extension, porch canopies and garage conversion would not result in any significant harm to the character and appearance of the dwelling or the surrounding Hertford Conservation Area. It is not considered that there will be any harm to any adjoining neighbours in regards to their amenities, and any harm to highway safety due to the loss of the two integral single garages.

### **RECOMMENDATION**

That planning permission be **GRANTED** subject to the conditions set out below:

#### Conditions

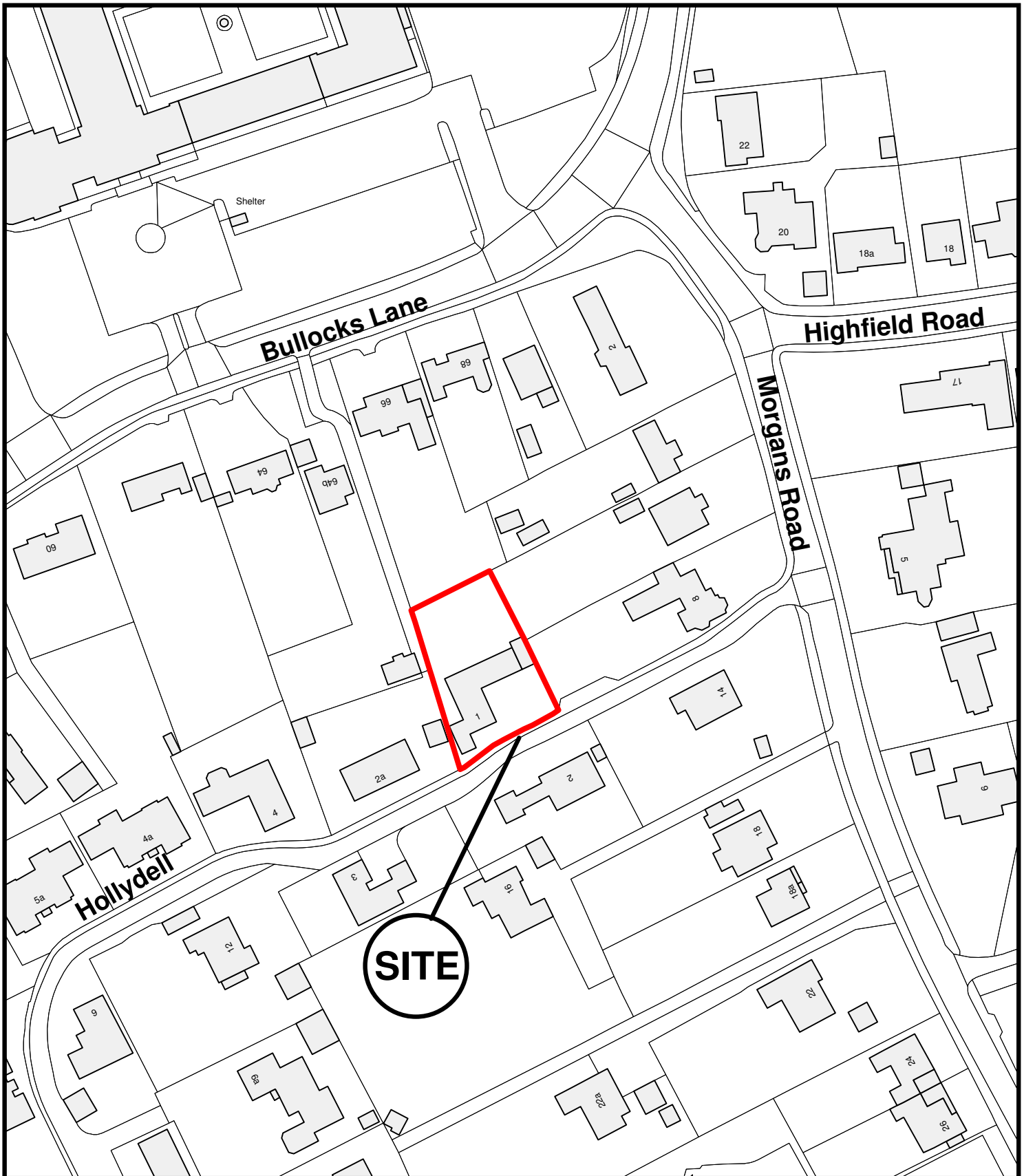
1. Three Year Time Limit (1T12)
2. Approved Plans (2E10)
3. Matching Materials (2E13)

## Informatives

### 1. Other Legislation (01OL)

#### Summary of Reasons for Decision

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan; the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The balance of the considerations having regard to those policies is that permission should be granted.



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