

**3/15/0384/HH–Single storey side extension at Oakwood House, Standon Green End, High Cross, SG11 1BP for Mr D Warburton**

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**Date of Receipt:** 25.02.2015

**Type:** Full– Other

**Parish:** THUNDRIDGE

**Ward:** THUNDRIDGE AND STANDON

**RECOMMENDATION:**

That planning permission be **GRANTED** subject to the following conditions:-

1. Three Year Time Limit (1T12)
2. Materials as on plan (2E42)
3. Approved plans (2E10)

**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 (Minerals Local Plan, Waste Core Strategy and Development Management Policies DPD 2012 and the 'saved' policies of the East Herts Local Plan Second Review April 2007); the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2012 (as amended). The balance of the considerations having regard to those policies and the limited harm to the rural qualities of the surrounding area is that permission should be granted.

(038415FP.MP)

**1.0 Background**

- 1.1 The application site is shown on the attached OS extract. The property is located within the small hamlet of Standon Green End. The property is a substantial sized property set back from the road with a recently constructed timber 'cartshed' type building forward of the dwelling. The site is reasonably well screened from the road frontage by mature trees and hedgerow.
- 1.2 The proposal is for the provision of a single storey side extension. This proposal comes to the committee as the proposals do not comply with the interpretation of the relevant policies of the Local Plan. However, any harm is considered to be modest such that the proposals can be permitted to proceed. It therefore represents a departure from the policy.

## **2.0 Site History**

2.1 Various permissions have been granted for extensions to the dwelling and outbuildings which are as follows:

- 3/81/0085/FP – Conversion and alteration of outbuildings to form utility room, playroom and garage (approved with conditions)
- 3/83/0465/FP – Replacement garage/workshop (approved with conditions)
- 3/85/1895/FP – Two storey side extensions (approved with conditions)(not implemented)
- 3/88/2132/FP – Conservatory (approved with conditions)
- 3/05/2385/FP – 2 storey front, side and rear extensions and erection of new orangery (refused)
- 3/06/0494/FP – Demolition of part of the property 2 storey side and rear extensions (refused)
- 3/06/1266/FP – Demolition of single storey part of property and conservatory. Two storey side and rear extensions. New orangery at rear (approved with conditions)
- 3/06/2478/FP – Single storey side extension (refused)
- 3/07/0328/FP – Single storey side extension (approved with conditions)
- 3/08/0116/FP – Demolition of existing 4 bay garage and construction of new 4 bay garage (approved with conditions)
- 3/11/0034/FP – Swimming pool, boundary fence and gates (approved with conditions)
- 3/12/2121/FP – Single storey side extension (refused).

## **3.0 Consultation Responses**

3.1 At the time of writing no consultation responses have been received.

**4.0 Parish Council Representations**

4.1 Thundridge Parish Council object to the application as the proposal would be an overdevelopment of an already greatly extended property.

**5.0 Other Representations**

5.1 The application has been advertised by way of site notice and neighbour notification.

5.2 Three representations have been received which raise concern that the proposal represents an overdevelopment of the site and the number of extensions which have been added to the property and the cumulative impact on the rural area and existing building. Concern is raised with regard to the removal of a roadside hedge.

5.3 Two representations were received in response to the reconsultation on amended plans. These stated that the amendment did not overcome their previous concerns.

**6.0 Policy**

6.1 The relevant 'saved' Local Plan policies in this application include the following:

GBC3	Appropriate Development in the Rural Area Beyond the Green Belt
ENV1	Design and Environmental Quality
ENV5	Extensions to Dwellings
ENV6	Extensions to Dwellings – Criteria

6.2 The National Planning Policy Framework (NPPF) and the national Planning Practice Guidance (NPPG) are also material considerations in this case.

**7.0 Considerations**

7.1 The main planning considerations in this application relate to the principle of development and the impact of the extensions on the character and appearance of the dwelling and rural setting and neighbour amenity impact.

**Principle of development**

7.2 As the site lies within the Rural Area as defined in the Local Plan, the principle of development is assessed under policy GBC3 of the East

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Herts Local Plan Second Review April 2007. Under part (c) of this policy, consideration is given as to whether this proposed extension can be considered as “limited” and whether it accords with the criteria of policy ENV5. The basis for policy GBC3 is that there should be a strong restraint on inappropriate development (as defined in the policy), in the Rural Area.

- 7.3 Policy ENV5 indicates that extensions to dwellings will be expected to be of a size or scale that would not by itself, or cumulatively with other extensions, disproportionately alter the size of the original dwelling nor intrude into the openness or rural qualities of the surrounding area. Additional commentary in the plan sets out that the objective is preserve the character and appearance of the existing dwelling, the appearance of the locality and to maintain a supply of smaller dwellings outside of the main towns and settlements.
- 7.4 The dwelling has evolved over the passage of time with various extensions and alterations. 1948 records show the property at that time, comprised of the main part of the dwelling forming a rectangle with a small outbuilding immediately adjacent to it. The oldest permission – 3/85/0081 indicated that the approximate floor area of the original dwelling was 1670sqft, which equates to 155square metres.
- 7.5 During the 1980’s the property was granted planning permission for extensions to the dwelling which included a link to the side garage and a rear conservatory. Planning permission was also granted for a sizable outbuilding to the north west of the site. Planning permission was later granted in the late 1980’s for a two storey side extension – however, I understand that permission was not implemented.
- 7.6 During 2005 and 2006, extensions were granted to replace the side extensions/garage structure and the rear conservatory with a two storey/single storey side extension and a two storey rear extension. Planning permission was also granted within LPA reference 3/07/0328/FP for a single storey side extension. Those permissions, involving various replacement extensions and an outbuilding amounted to a floor area increase over the original dwelling by around 201square metres or 129% increase in floor area..
- 7.7 The extensions now proposed involve an additional increase in the floor area of the property which, in Officers opinion, cannot reasonably be described as a limited extension having regard to previous extensions and outbuildings granted permission. The proposal does not therefore comply with policy GBC3 of the Local Plan and disproportionately alters the size of the original dwelling.

Impact on surrounding area/amenity

- 7.8 The proposed extension abuts a previous 2 storey side extension and projects around 3.5metres from that extension. It is set back from the front building line by 1.4metres and has a lower eaves and ridge line to the 2 storey element it adjoins. The extension also has a hip roof, similar in pitch to the small half hips the existing dwelling has.
- 7.9 The proposed extension is sited in such a way (behind the detached garage building), that it is reasonably well screened by that building from views from the road. Views of it from the frontage of the site will be limited by this and the planting within the site.Views may be possible from the road to the north west and from the public footpath that leads from it. Again, these are limited by plotside hedging and will be seen against the view of the existing house.
- 7.10 As indicated above, the proposals do not comply with the policy requirements in the existing plan. The property is clearly already of some considerable size and therefore, resisting these proposals will not achieve the policy objective of maintaining a supply of smaller dwellings. However, it is considered that any harm to the rural character of the area and of the dwelling is very limited.

Neighbour amenity considerations

- 7.11 Having regard to the siting of the proposed development and relationship with other properties, Officers do not consider that there will be a significantly detrimental impact on neighbour amenity.

Other matters

- 7.12 Officers note the comments from a third party regarding the loss of hedgerow – Officers do not however consider that this is a matter to be considered as part of this application. The proposed development will result in no harm to any landscape features.

**8.0 Conclusion**

- 8.1 Officers consider that the amount of development proposed cannot be considered as 'limited', and is therefore contrary to policy GBC3 of the Local Plan and harmful in that respect. However, as the proposed extensions are considered to be appropriately designed, and will not result in significant harm to the character and appearance of the dwelling or the open rural setting, Officers consider that the circumstances of this case should allow a departure from policy. The

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proposed extensions would not result in any significant harm to the amenities of the occupiers of the neighbouring property or to any other relevant planning considerations. It is therefore recommended that planning permission be granted subject to conditions.