

3/15/1226/HH – Erection of detached car port, garage block, conversion of garage to habitable accommodation and single storey front extension at Auldebyre, Clapgate, Albury, SG11 2JL for Mr and Mrs Chakravarti

Date of Receipt: 11.06.2015

Type: Householder

Parish: ALBURY

Ward: LITTLE HADHAM

RECOMMENDATION

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

1. Three year time limit (1T12)
2. Approved plans (2E10)
3. Materials as on application form (2E42)
4. The residential annex hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Auldebyre.

Reason

To ensure the Local Planning Authority retains control over any future residential development and in accordance with Policy ENV8 of the East Herts Local Plan Second Review April 2007.

Summary of Reasons

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 2015. The balance of the considerations having regard to those policies and the limited harm to the character and appearance of the Rural Area, is that permission should be granted.

_____ (122615HH.MP)

1.0 Background

- 1.1 The application site is shown on the attached OS extract. The existing property is located within the small settlement of Clapgate. The property is located within a small cluster of residential dwellings and has a large gable feature to the front and rear elevation. There is a small garden/driveway

3/15/1226/FP

space to the front with vehicular access to the side of the dwelling which leads to a substantial rear garden space.

- 1.2 The application proposes the erection of a single storey front extension to an existing side projection and conversion of the existing garage to create a residential annex and the construction of a three bay car port/ garage in the rear garden space.

2.0 Site History

2.1 The relevant planning history to the site is as follows:-

- Planning permission was granted in LPA reference 3/0173-76 for a ground floor extension;
- A planning application for a conservatory, single storey front and rear extensions was granted under LPA reference 3/98/1474/FP;
- Planning permission was granted within LPA reference 3/01/0817/FP for a two storey side, front and rear extensions;
- Planning permission granted for the change of use from agricultural land to residential garden space within LPA reference 3/11/0953/FP;

3.0 Consultation Responses

3.1 Hertfordshire County Council Historic Environment Unit comment that the proposal is unlikely to have an impact upon heritage assets of archaeological interest.

4.0 Parish Council Representations

4.1 At the time of writing this report, no representations have been received from the Parish Council.

5.0 Other Representations

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

5.2 One letter of representation has been received from the neighbouring property, Greenlands raising concern in respect of the loss of outlook and the impact on neighbour amenity associated with the removal of trees, the impact associated with security lights and noise and disturbance from

vehicle movements.

6.0 Policy

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

GBC2	The Rural Area beyond the Green Belt
GBC3	Appropriate Development in the Rural Area beyond the Green Belt
TR7	Car Parking - Standards
ENV1	Design and Environmental Quality
ENV5	Extensions to Dwellings
ENV6	Extensions to Dwellings – Criteria
BH1	Archaeology and New Development

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

Principle of development

7.1 As the site lies within the Rural Area beyond the Green Belt, the principle of development is assessed under policy GBC3 of the East Herts Local Plan Second Review April 2007. Under part (c) of this policy, 'limited' extensions to dwellings can be considered appropriate in the Rural Area.

7.2 It is firstly necessary therefore to consider whether the extension proposed in this case can be said to constitute a 'limited' extension to the property such that it constitutes an appropriate form of development in the Rural Area.

7.3 From the planning history relating to the site it is understood that the property originally had a floor area of approximately 189 square metres. Since then, planning permission has been granted for extensions to the dwelling with a floor area of some 108 square metres – an increase of approximately 57% in floor area terms on the original. The extensions now proposed would result in the provision of an additional 8 square metres of floorspace for the extension to the dwelling and 56 square metres for the detached garage building.

7.4 The proposed extension, combined with previous extensions would therefore result in a total floor area for the property of approximately 172 square metres – an increase of approximately 91% on the original dwelling.

3/15/1226/FP

- 7.5 In floor area terms, this significant increase in the size of the dwelling cannot be considered as 'limited' and would result in a disproportionate increase in the size of the dwelling, contrary to policies GBC3 and ENV5 of the adopted Local Plan.
- 7.6 However, it is necessary to consider the impact of the proposed extensions on the character and appearance of the dwelling and rural countryside setting.

Character and appearance

- 7.7 The extension now proposed to the dwelling itself is modest in terms of its footprint and proportions and will follow the alignment of the existing dwelling. The extension appears well proportioned with appropriate spacing to the boundary and would be sympathetic and subordinate to the character and appearance of the existing dwelling. In this respect and, taking into account the siting of the dwelling, Officers do not consider that the proposed extension would result in any significant harm to the character or appearance of the dwelling or the surrounding area. There is therefore no additional material harm to the Rural Area in relation to these matters.
- 7.8 With regard to the proposed garage building, this element of the application constitutes a larger building in terms of its footprint.. However, it is located in an area of other residential outbuildings and does not significantly extend the built form of the settlement in such a way that is likely to be highly visible. It will comprise a single storey building, approx. 4.5m in height to the ridge and the design is not uncharacteristic of rural buildings.

Neighbour amenity

- 7.9 The comments from the occupiers of the neighbouring property to the east, Greenlands, are noted and have been carefully considered. That property is approximately 15 metres to the south east of the boundary with the proposed garage building at the closest corner. As indicated, the proposed garage building will extend to a height of 4.5metres with the roof sloping away from the neighbouring property. The building is also set one metre away from the boundary of the application site. This means that the highest part of the garage will be further from the Greenlands property to the south (approx. 19.4m).
- 7.10 Having regard to that relationship, it is not considered that the proposed garage would result in any material loss of light to, or have any overbearing impact or significant loss of outlook to Greenlands. Whilst it is acknowledged that the proposed carport/ garage will result in a change to the outlook from the rear of Greenlands, the change would not result in

3/15/1226/FP

significant harm to the amenity of the occupiers of that property. The proposed development is further from the properties to the east of the site and therefore the impact on the occupiers of these properties will be very limited.

- 7.11 The occupier of the neighbouring property refers to the potential loss of landscape features on the common boundary. However, none of those landscape features are protected by preservation order or Conservation Area designation and no objection is therefore raised in respect of this matter.
- 7.12 The location of the garage is likely to result in more vehicle movement to the side and rear of the application site property and the neighbouring property. However, the traffic will be domestic in nature and necessarily limited in scope because it is generated by the single property only.

Other considerations

- 7.13 As noted above, the proposed extension to the dwelling will form an annex to the main dwelling. As such, this element of the proposal must be considered against policy ENV8 of the Local Plan which sets out that annexes will be permitted where the accommodation forms an extension to the main dwelling and is capable of being used as an integral part of the dwelling and where there is sufficient space for parking.
- 7.14 The plans submitted with the application show that the existing garage and living accommodation which are directly associated with the main dwelling will be altered to create a one bedroom annex with living space including lounge and kitchen space. The proposed development therefore forms an extension to the main dwelling and the space is capable of being used as an integral part of the dwelling.
- 7.15 The proposed development incorporates the provision of a triple garage and various parking to the front and rear of the dwelling which is sufficient for the enlarged dwelling and in accordance with policy TR7 of the Local Plan.
- 7.16 The applicant has indicated that the proposals are intended to meet medical and welfare needs of a family member. This matter must be given due weight, and a planning condition is recommended to ensure that the annex remains connected to the main dwelling in accordance with policy ENV8(III) of the Local Plan.
- 7.17 The comments from the Historic Environment Unit are noted – in accordance with that advice received there will be no significant harm to

heritage assets of archaeological significance.

- 7.18 The use of the existing integral garage is subject to a condition that restricts its use for the housing of private vehicles and not as additional living accommodation. Planning permission is therefore required for the use now proposed. Consideration needs to be given to whether sufficient parking provision is available within the site as a result of the proposals. This requirement is met by way of the other element of the proposals being put forward now.

Conclusion

- 7.19 The proposed development represents an inappropriate form of development in the Rural Area as the extension and outbuilding, together with previous extensions to the property do not, in Officers opinion, represent a limited extension to the main dwelling.
- 7.20 However, as set out above, the proposed development would not result in any significant harm to the character or appearance of the dwelling, neighbour amenity or the wider qualities of the surrounding Rural Area. Officers therefore recommend that planning permission is granted, subject to conditions.