

3/15/1546/HH – Single storey rear extension, two storey side extension and insertion of 3no rooflights to front elevation at 4 Yew Tree Cottages, Ermine Street, Colliers End, SG11 1EQ for Mr M James

Date of Receipt: 23.07.2015

Type: Householder

Parish: STANDON

Ward: THUNDRIDGE AND STANDON

RECOMMENDATION:

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

1. Three year time limit (1T121)
2. Approved plans (2E103)
3. Materials as on plan (2E421)

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 2015. The balance of the considerations having regard to those policies and the limited impact of the development in the Rural Area is that permission should be granted.

_____ (154615HH.MP)

1.0 Background

- 1.1 The application site is shown on the attached OS extract. The existing property is set in a rural location within the category 3 village of Colliers End. It is therefore located within the Rural Area beyond the Green Belt. The property is of a traditional design and forms the end of the terrace with brown bricks under and a slate roof. The property has a two storey rear gable projection. There is generous garden space to the rear of the property wherein some outbuildings are located, and there is an area of hardstanding to the side of the dwelling.
- 1.2 The current planning application proposes a two storey extension to the side of the dwelling, over the existing hardstanding. The side extension would be set back from the front building line and would have a lower

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ridge line. A single storey extension to the rear is also proposed in line with the existing two storey gable projection to the rear.

2.0 Site History

2.1 Planning permission was granted for a first floor rear extension to the property under LPA reference 3/87/2028/FP, and permission was also granted under LPA reference 3/99/1643/FP for a rear conservatory at the property.

3.0 Consultation Responses

3.1 No representations have been received.

4.0 Parish Council Representations

4.1 Standon Parish Council object to the planning application, commenting that the application form has not been correctly completed; the proposal will result in the loss of parking spaces; an inadequate level of parking is provided, and the incorrect certificate has been issued.

5.0 Other Representations

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

5.2 No representations have been received.

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
- TR7 Car Parking

6.2 The National Planning Policy Framework (NPPF) and the national Planning Policy Guidance (NPPG) are also material considerations in the determination of the application.

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, neighbour amenity considerations and parking.

Principle of development

- 7.2 As the site lies within the Rural Area as defined in the adopted Local Plan, 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, consideration is given as to whether the proposed extensions can be considered as “limited” additions and whether the proposal accords with the criteria of policy ENV5. The principle objective of this policy is to limit the impact that extensions or outbuildings may have on the character and appearance of an existing dwelling, both in itself and in relation to any adjoining dwelling and on the appearance of the locality generally.
- 7.3 The property has a first floor rear extension which, together with the extensions proposed in this application, have increased the size of the original dwelling from approximately 65 square metres to 111 square metres – an approximate 70% increase in floor area terms. However, there are also some outbuildings within the garden of the property (which appear to have been constructed under permitted development rights). The cumulative size of the extensions proposed within this application, together with the previous additions and the existing outbuildings, cannot be said to constitute ‘limited’ additions and would, in Officers opinion, represent a disproportionate increase in the size of the original dwelling, contrary to policies GBC3 and ENV5 of the Local Plan.
- 7.4 However, there are other material considerations which can be weighed in the planning balance in this case, and which Officers consider justify the grant of planning permission. These relate to the limited impact of the development on the character of the dwelling and wider rural area as set out below:

Impact on surrounding area/amenity

- 7.5 The proposed extension to the side of the dwelling would project 2 metres to the side and would be set back from the front building line with a lower roof ridge line. The plans show the provision of matching timber windows and materials of construction. This proposed side extension would appear subordinate to the existing dwelling and the

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remainder of the terrace, and would not result in any significant or demonstrable harm to the character or appearance of the dwelling or the surrounding area.

- 7.6 To the rear of the dwelling a modest ground floor extension is proposed which will infill the space between the existing two storey rear projection which serves the application property and the boundary with the neighbour. This aspect of the application is modest and would form a traditionally designed and proportioned extension which reflects the character of the existing dwelling.
- 7.7 In accordance with the above considerations the proposed extensions are considered to be of an overall size, scale, form and design such that there will be no significant or material harm to the character or appearance of the dwelling, the street, or the wider rural area.

Parking

- 7.8 The Parish Council objects on the grounds that the proposed side extension would result in the loss of two parking spaces to the side of the dwelling. It refers to problems with parking on the carriageway locally and to the blocking of the pedestrian footway causing obstruction to both vehicular traffic and pedestrians.
- 7.9 Whilst there is an area of hardstanding to the side of the dwelling, Officers note that there is no dropped kerb to allow vehicular access to it, although it does appear to be used for car parking purposes. The Highway Authority has not received any applications to create a dropped kerb in this location and Officers consider that the parking of vehicles on the hardstanding is not ideal in that there is no turning space within the site and vehicles therefore either have to reverse into or out of the site.
- 7.10 Given this, and the unauthorised nature of this parking provision, Officers consider that limited weight should be attached to the loss of these parking spaces.
- 7.11 It should also be noted that a side extension to the dwelling, at single storey level and covering the hard surfaced area, could be undertaken under 'permitted development' rights in any event, without the need to submit a planning application. Any informal parking provision would be lost in the same way and the Council would have no ability to secure the provision of off-street parking at the site. This 'fall-back' position is a material consideration to which Officers consider that some weight should be attached.

- 7.12 Having regard therefore to the ability for a side extension to be constructed under 'permitted development' rights and that there is currently no formal off-street parking serving the property, Officers raise no objection in regards to the impact associated with the development in terms of parking provision.

Neighbour amenity considerations

- 7.13 The main consideration relates to the impact on the amenity of 3 Yew Tree Cottage and the dwelling known as Reeds.
- 7.14 The siting, distance and relationship between the proposed extension and Reeds is such that there will be no significant or harmful impact on the amenity of that neighbour.
- 7.15 The development forms a closer relationship with 3 Yew Tree Cottage. However, the proportions of the proposed extension, and height/relationship with that neighbour is such that there will be no significant or harmful impact that would warrant the refusal of planning permission.

Other matters

- 7.16 Officers note the concerns from the Parish Council in regard to the certificate which was originally signed and submitted with the application. A 'Certificate A' was originally submitted with the planning application which identifies that the land upon which the development proposal is located is completely within the applicant's ownership. The Parish Council raised concern that part of the development site does not form part of the sole ownership of the applicant (the parapet wall between number 3 and 4 Yew Tree Cottages). Officers can advise that the applicant has now served notice on number 3 Yew Tree Cottage and the correct certificate has now been issued. The application is therefore valid.

8.0 Conclusion

- 8.1 Officers consider that the amount of development proposed cannot be considered as 'limited' when taken together with previous additions to, and outbuildings at, the property. The proposal is therefore contrary to policy GBC3 of the Local Plan. However, the proposed extensions are considered to be of an appropriate size, scale, form and design such that there is no significant harm to the character or appearance of the dwelling or the rural setting of the village. Furthermore, the

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development is considered to be acceptable in terms of parking matters and impact on neighbour amenity. Officers are therefore satisfied that these material considerations are sufficient to justify the grant of planning permission subject to the conditions set out at the head of this report.