

DEVELOPMENT MANAGEMENT COMMITTEE - 20 July 2016

Application Number	3/16/1165/HH
Proposal	First floor rear extension
Location	83, Hazeldell, Watton-at-Stone, SG14 3SN
Applicant	Mr. and Mrs. R. Aston
Parish	Watton-at-Stone CP
Ward	Watton-at-Stone

Date of Registration of Application	26 th May 2016
Target Determination Date	21 st July 2016
Reason for Committee Report	Member of staff
Case Officer	David Snell

RECOMMENDATION

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

1.0 Summary

- 1.1 The application site lies within the Category 1 village of Watton-at-Stone wherein there is no objection, in principle, to the provision of residential extensions in accordance with policies ENV5 and ENV6 of the adopted Local Plan, provided that the proposal is of an acceptable size and design such that the character, appearance and amenities of the dwelling, and any adjacent dwellings, would not be detrimentally affected.
- 1.2 In this case, the proposed first floor rear extension is considered to be of a satisfactory form and design which would be in keeping with the character and appearance of the existing dwelling. The proposed extension would not give rise to any adverse impacts on adjoining dwellings and the proposal is therefore considered to be acceptable.
- 1.3 The applicant is an employee of the Council and therefore the application is one which must be determined by the Committee.

2.0 Site Description

- 2.1 The application site comprises a semi-detached property on the southern side of Hazeldell, as shown on the attached Ordnance Survey extract. It has an existing single storey rear extension built some years ago as 'permitted development' in accordance with ref: 3/93/1170/CL.

3.0 Background to Proposals

- 3.1 The proposal seeks permission for the erection of a first floor rear extension over the existing single storey rear extension. The extension would be 2.5m deep and 4m wide and the resulting height to the ridge would be 6.2m from ground level. The extension would be constructed of brickwork and roof tiles to match the external appearance of the existing house.
- 3.2 It is a material planning consideration that planning permission was previously granted for a part two storey, part first floor extension to the rear of the property under ref: 3/03/1271/FP. That permission would have resulted in a similar development to that now proposed, but with an overall depth of 4.0m. That permission was not, however, implemented and has now lapsed.

4.0 Key Policy Issues

- 4.1 These relate to the relevant policies in the National Planning Policy Framework (NPPF) and the adopted East Herts Local Plan 2007:

Key Issue	NPPF	Local Plan policy
Principle of Development in Category 1 Villages		OSV1
Design	Section 7	ENV1, ENV6
Neighbour amenity		ENV1 ENV5,ENV6

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

5.0 Emerging District Plan

- 5.1 In relation to the key issues identified above, the policies contained in the emerging District Plan do not differ significantly from those contained in the adopted Local Plan and the NPPF as identified above. Given its stage in preparation, little weight can currently be accorded to the emerging Plan.

6.0 Summary of Consultee Responses

- 6.1 No statutory consultations were required in respect of this proposal.

7.0 Town Council Representations

7.1 No comments have been received in respect of the proposals from Watton-at-Stone Parish Council.

8.0 Summary of Other Representations

8.1 The application has been advertised by neighbour notification. One response has been received commenting on the proposal, but raising no objections.

9.0 Planning History

Ref	Proposal	Decision	Date
3/03/1271/FP	Two storey rear extension	Granted	2003
3/93/1170/CL	Single storey rear extension (Certificate of Lawfulness)	Granted	1993

10.0 Consideration of Relevant Issues

Principle of development

10.1 The site lies within the built up area of Watton-at-Stone, a Category 1 Village wherein Policy ENV5 of the Local Plan provides that permission will be granted for residential extensions, subject to design considerations and impact on adjoining dwellings.

Design

10.2 The assessment criteria for extensions to dwellings is set out in Policy ENV6 of the Local Plan and is summarised as follows:

- The design and materials of construction should complement the existing dwelling;
- First floor side extensions should ensure the retention of appropriate space to adjoining property;
- Two storey extensions should not significantly detract from the amenities of neighbours by shadowing, loss of privacy and other similar impacts;
- Two storey extensions should have pitched roofs, except in exceptional circumstances

- 10.3 The proposed extension is of satisfactory design having regard to the assessment criteria set out in Policy ENV6. The extension would reflect the characteristics and appearance of the existing dwelling and the external finishing materials would match those used for the existing building.
- 10.4 Appropriate spacing is proposed to the boundaries of the property and, overall, the design of the extension is considered to be satisfactory and would have no adverse impact on the character and appearance of the existing building.

Neighbour impact

- 10.5 The proposed extension would be sited 2.7m from the party boundary with the attached dwelling, No.85, and would lie to the north east of the boundary. Given the size of the extension; the orientation of the site, and the spacing to the boundary, it is considered that there would be no adverse impact on that property by shadowing or loss of light/privacy.
- 10.6 As regards any impact on the property to the north east of the site, No.81, the proposed extension would be approximately 1.8m from the common boundary. That property projects further rearward on its site than the proposed extension and there would therefore be no adverse impact on the amenities of the occupiers of that dwelling.

11.0 Conclusion

- 11.1 Having regard to the criteria set out in policies ENV1, ENV5 and ENV6 of the Local Plan, the proposals are considered to be acceptable and the application is recommended for approval subject to the following conditions:-

Conditions

1. Three year time limit (1T12)
2. Approved plans (2E10)
3. Matching materials (2E13)

Informatives:

1. Other legislation.

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 is that permission should be granted.