

DEVELOPMENT MANAGEMENT COMMITTEE – 11 JANUARY 2017

Application Numbers	a) 3/16/2134/HH b) 3/16/2135/LBC
Proposal	Single storey lean-to extension and new detached garage
Location	Yew Tree Cottage, Green End, Dane End, Ware
Applicant	Mr and Mrs Young
Parish	Little Munden CP
Ward	Munden and Cottered

Date of Registration of Application	a) 21 September 2016 b) 10 October 2016
Target Determination Date	a) ETA until 13 January 2017 b) 29 November 2016
Reason for Committee Report	Council employee
Case Officer	Lisa Page

RECOMMENDATION

- a) In respect of application ref: 3/16/2134/HH planning permission be **GRANTED**, subject to the conditions set out at the end of this report.
- b) In respect of application ref 3/16/2135/LBC listed building consent be **GRANTED**, subject to the conditions set out at the end of this report.

1.0 Summary

- 1.1 Planning permission is sought for a single storey rear extension to the existing Grade II listed dwelling, together with a detached replacement garage and store building within the rear garden curtilage.
- 1.2 The proposed single storey extension is of modest dimensions and is of a scale and design that will be in keeping with the existing building and result in no harm to the significance of the listed building. The replacement garage although larger than the one it replaces, is of good quality design and is considered to sit well within the context of the site, with no adverse impact upon the setting of the listed building and a separate listed barn also present within the site. Subject to the method of foundation deployed, will have no adverse impact upon the adjacent tree. There would be no adverse impact upon neighbour's amenity.
- 1.3 The proposals are therefore considered to be acceptable within the terms of the applicable policies.

2.0 Site Description

- 2.1 The site comprises a two storey detached dwelling. The building is a Grade II Listed Building with a separate Grade II Listed barn sited to the rear (west) of the dwelling.
- 2.2 The site lies within a Category 3 Village located within the Rural Area Beyond the Green Belt.
- 2.3 The site is bounded by a residential property to the north; an access road to its immediate east and south (beyond which lie further residential properties); and an open area to the west.

3.0 Background to Proposals

- 3.1 The application proposes the erection of a single storey rear extension to the existing kitchen that measures 4.15 metres wide, 1.65 metres deep and 3.3 metres high to the top of a pitched cat-slide roof. Materials and architectural detailing are to match the existing dwelling.
- 3.2 A single storey detached double garage and store building is also proposed, which is to replace an existing garage building to the same general siting. The building would be a maximum of 6 metres wide, a maximum of 11.95 metres deep, 2.2 metres high to the eaves and a maximum height of 4.15 metres to the ridge of the main roof. The garage is proposed to be clad in horizontal boarding on brickwork plinth.

4.0 Key Policy Issues

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

Key Issue	NPPF	Local Plan policy	Pre-submission District Plan policy
Principle		GBC3 OSV3	GBR2 VILL3
The layout, design and external appearance and neighbour impact	Section 7	ENV1 ENV5 ENV6 TR7	DES3 HOU11 TRA3
Impact on the heritage asset	Section		HA1

	12		HA7
Tree impact	Section 11	ENV2 ENV11	DES2

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

5.0 Emerging District Plan

5.1 The Council resolved to proceed to the publication of its pre-submission version of the District Plan at the meeting of Council of 22 Sept 2016. Consultation on the Plan has recently been completed and the detail of the responses is now being considered by Officers. The view of the Council is that the Plan has been positively prepared, seeking to ensure significantly increased housing development during the plan period. The weight that can be assigned to the policies in the emerging plan can now be increased, given it has reached a further stage in preparation. There does remain a need to qualify that weight somewhat, given that the detail of the responses to the consultation is yet to be considered.

6.0 Summary of Consultee Responses

- 6.1 The HCC Highway Authority does not wish to restrict the grant of planning permission. Suitable land for parking remains within the site and there are no changes to access or works within the public highway.
- 6.2 The EHDC Conservation and Heritage Advisor comments that the proposed extension to the house is of modest proportions and has been designed to fit comfortably with the existing structure. It involves the loss of the current west wall of the kitchen but this is considered to be of little merit. There is no objection to the demolition of the garage, the replacement has been designed to sit well within the context and is not considered to have any harmful impact on the setting of the listed buildings and is likely to enhance the setting.
- 6.3 The EHDC Landscape Advisor has no objection commenting that the proposal would have no unacceptable adverse impact on a yew and ash tree sited close to the proposed development, provided that the recommendations in the report are followed.

7.0 Parish Council Representations

7.1 Little Munden Parish Council: No response.

8.0 Summary of Other Representations

8.1 The application has been advertised by neighbour consultation, a site notice and a press notice. No responses have been received.

9.0 Planning History

9.1 None relevant

10.0 Consideration of Relevant Issues

10.1 Policy GBC3 of the current Local Plan and Policy GBR2 of the Emerging District Plan permit limited extensions to existing dwellings in the Rural Area, subject to consideration of detailed matters which, where relevant, are set out below.

Layout, Design and Neighbour Impact

- 10.2 Relevant policies of the NPPF and emerging District Plan require that the impact of development proposals on the character, appearance, setting and architectural integrity of listed buildings is acceptable. Designs should be of a high quality and appropriate for their setting and should be acceptable in relation to the impact on neighbouring occupiers.
- 10.3 The proposed single storey extension is of modest dimensions and is of an appropriate scale and design with matching architectural detailing and materials to ensure that it will be in keeping with the character and appearance of the existing property.
- 10.4 The garage would be 2 metres wider and 2.5 metres deeper than the garage it replaces, however it is of good quality design and high quality materials and it is considered that it will sit well within the context of the site and buildings.
- 10.5 In terms of the impact upon neighbour amenity, due to the limited size and discreet siting of the proposed extension, there would be no adverse impact on neighbouring properties.
- 10.6 The proposed garage would be sited close to the boundary with the garden of the adjoining property to the north 'Dundas'. That property is sited some 7 metres from the boundary and is located within a generous sized plot. The proposed garage replaces an existing one in

the same location. As a result, it is considered that the proposal would not give rise to any significant neighbour impact.

- 10.7 Overall, the proposals are considered to be of a size, scale and design appropriate to the character and appearance of the existing dwelling and wider rural character of the area. The extension and outbuilding, due to its size and siting would have no unacceptable adverse impact upon neighbour amenity. There is no negative weight assigned to the proposals as a result of these matters.

Heritage impact

- 10.8 The proposed single storey extension is of limited size, and of an appropriate siting and design, emulating the prevailing architecture and materials. The proposal will involve the loss of the current west wall of the kitchen but this is considered to be part of the 20th century extensions and of little historical merit and will have no harm to the significance of the heritage asset.
- 10.9 In respect of the existing garage, this appears to be post 1948 and is of no architectural merit, and as such there is no objection to its demolition. Its replacement, although larger, has been designed to sit well within its context, and is of an appropriate size and design such that it would not have any harmful effect on the setting of any heritage assets. Indeed, compared to the existing structure, the proposed garage it is likely to enhance that setting due to the improved design and higher quality materials. Positive weight is assigned to the proposals as a result.

Tree impact

- 10.10 The relevant policies seek to ensure that the impact of development proposals on existing trees is minimised. The application has been submitted with a 'Tree Survey, Arboricultural Impact Assessment and Method Statement', due to the proximity of the proposed garage to a Yew and Ash tree. The Landscape Advisor confirms that, subject to a specific method of construction being undertaken for the garage, there would be no adverse impact upon existing trees. There is no harmful weight assigned as a result.

Conclusion

- 10.11 The proposed extension is of an appropriate size, scale and design that is in keeping with the character and appearance of the existing dwelling

and would have no harm to the significance and special interest of this Grade II Listed Building. Equally, the demolition of the existing poor quality garage is welcomed, and its replacement with a well-designed garage would cause no harm to the setting of the listed building and barn on site and indeed, results in a benefit. Having regard to the applicable Local Plan and emerging District Plan policies and the NPPF it is considered that, overall, positive weight can be assigned to the proposals and it is therefore recommended that permission and Listed Building consent can be granted.

a) **Application Ref: 3/16/2134/HH – Conditions**

1. Three year time limit (1T12)
2. Approved plans (2E10)
3. Prior to the construction of the garage hereby permitted, details of the design of the garage foundations shall be submitted to and approved in writing by the Local Planning Authority, and thereafter undertaken in accordance with the approved plans.

Reason: To ensure the protection of trees and in accordance with Policy ENV2 and ENV11 of the East Herts Local Plan Second Review April 2007.

Informative

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.

b) **Application ref: 3/16/2135/LBC – Conditions**

1. Listed building three year time limit (1T14)
2. Samples of materials (2E12) amended 'Reason' to refer to the NPPF.
3. Listed building – new windows (8L03)
4. Listed building – new doors (8L04)
5. Listed building – new weatherboarding (8L07)
6. Listed building – rainwater goods (8L09)
7. Listed building – making good (8L10)

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 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 listed building consent should be granted.