

DEVELOPMENT MANAGEMENT COMMITTEE REPORT – 26 April 2017

Application Number	3/17/0388/HH
Proposal	Single storey side and rear extensions and alterations to fenestration
Location	Tarras, Church End, Little Hadham, SG11 2DY
Applicant	Mr & Mrs Standen
Parish	Little Hadham
Ward	Little Hadham

Date of Registration of Application	15 February 2017
Target Determination Date	12 April 2017
Reason for Committee Report	Applicant is an officer of the Council
Case Officer	Liz Aston

RECOMMENDATION

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

1.0 Summary

- 1.1 The application seeks planning permission for single storey side and rear extensions to this detached dwelling, including alterations to its fenestration.
- 1.2 The site lies within the Rural Area beyond the Green Belt wherein policy GBC3 of the Local Plan allows for limited extensions. The proposed extensions are limited in respect of the floorspace of the existing dwelling and are of an appropriate size, siting and design such that the proposal would not result in any harm to the character and appearance of the existing dwelling and its rural surroundings.
- 1.3 The proposal would not result in any significant harm to the amenities of nearby residential properties. Subject to the imposition of a suitably worded condition the proposal would not result in harm to heritage assets of archaeological importance.

2.0 Site Description

- 2.1 The application site is accessed from Church End, to the north of the A120. The existing dwelling is a detached, single storey, rendered property, which is set back from the highway. To the north of the

dwelling is a detached garage. The site is bounded to the south by Church End Farmhouse and to the west by St. Cecilia's Church. The land to the east and north of the application site is undeveloped.

3.0 Background to Proposal

- 3.1 The application seeks planning permission for single storey side and rear extensions to the dwelling (to the northern and western elevations). The extension on the north facing flank elevation of the dwelling would, in part, replace an existing conservatory. Alterations are also proposed to some of the fenestration of the dwelling. The submitted plans also indicate a number of internal alterations to the layout of the dwelling. However, planning permission is not required for these internal alterations as they do not constitute development.

4.0 Key Policy Issues

- 4.1 These relate to the relevant policies in the National Planning Policy Framework (NPPF), the pre-submission East Herts District Plan 2016 and the adopted East Herts Local Plan 2007:

Key Issue	NPPF	Local Plan policy	Pre-submission District Plan policy
Principle of development		GBC3	GBR2
Impact on character and appearance	Section 7	ENV1, ENV5, ENV6	DES3, HOU11
Neighbour amenity	Section 7	ENV1, ENV5	DES3
Impact on archaeological remains	Section 12	BH1, BH2, BH3	HA1, HA3

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

5.0 Emerging District Plan

- 5.1 The District Plan has been submitted to the Secretary of State for examination. 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 Plan has yet to be examined.

- 5.2 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.

6.0 Summary of Consultee Responses

- 6.1 HCC Historic Environment Unit has commented that the application site lies within an area of archaeological significance and the position of the proposed development is such that it should be regarded as likely to have an impact on heritage assets with archaeological interest. They therefore recommend that any permission granted is subject to a condition that requires the implementation of a programme of archaeological works.

7.0 Parish Council Representations

- 7.1 Little Hadham Parish Council have not commented on the application.

8.0 Summary of Other Representations

- 8.1 No third party representations have been received on the application.

9.0 Planning History

- 9.1 The site has no recent planning history.

10.0 Consideration of Relevant Issues

Principle of development

- 10.1 The application site lies within the Rural Area beyond the Green Belt as designated in the Local Plan. Policy GBC3 of the Local Plan states that within the Rural Area limited extensions or alterations to existing dwellings in accordance with Policy ENV5 will be permitted. The property does not appear to have benefitted from any recent extensions, and the size and scale of the extensions proposed by this application would result in a very limited increase in the floorspace of the dwelling. The proposal therefore constitutes limited extensions and would accord with policy GBC3.

Character and appearance

- 10.2 Policy ENV5 of the Local Plan requires that the character and appearance of the dwelling would not be significantly affected to its detriment and that the proposals do not intrude into the openness or rural qualities of the surrounding area.
- 10.3 The proposed extensions by reason of their size, scale and design would be in keeping with the character and appearance of the existing dwelling and the rural character and appearance of the site. The side extension is of an appropriate size such that it would appear as a subservient addition to the dwelling, and the rear extension has been designed to continue the rear roof slope of the dwelling. The extensions would retain sufficient distance to the boundaries of the site, maintaining the spacious character and appearance of the site. The alterations to the property's fenestration would have a limited impact on its appearance. The proposals would not therefore result in any harm to the character and appearance of the dwelling or the surrounding area and would accord with policies ENV1, ENV5 and ENV6 of the Local Plan.

Neighbour Amenity

- 10.4 The nearest neighbouring dwelling is located appropriately 7 metres to the south of the application site. However, due to the orientation of the dwellings and the size and siting of the extensions, it is not considered that the proposal would result in any significant harm to the amenities of the occupiers of this neighbouring dwelling by reason of loss of light, overlooking or overbearing impact. Other nearby dwellings are located a sufficient distance from the application site such that the proposal would not result in any harmful impact on the amenities of the occupiers of those properties. The proposal is therefore considered to accord with policies ENV1 and ENV5 of the Local Plan in this respect.

Archaeology

- 10.5 The application site is located within an area of archaeological significance, and HCC Historic Environment Unit have commented that they believe the position of the proposed development is such that it should be regarded as likely to have an impact on heritage assets with archaeological interest. They therefore recommend that any permission granted is subject to a condition that requires the implementation of a programme of archaeological works, to monitor groundworks related to the development and the analysis of the results of the archaeological works. It is considered that such a condition is reasonable and

necessary in this case and that subject to the implementation of such a condition the application would accord with policy BH3 of the Local Plan.

Other matters

- 10.6 The application site is bounded to the west and south by St. Cecilia's Church and Church End Farmhouse, both of which are designated heritage assets. Having regard to the size, scale and siting of the proposed extensions, it is not considered that the proposal will result in any harm to the setting of these designated heritage assets. The proposal therefore accords with Section 12 of the NPPF.

11.0 Conclusion

- 11.1 The proposal is of an appropriate size, scale, siting and design such that it would represent a limited extension in accordance with policy GBC3 of the Local Plan, and would not result in any harm to the character and appearance of the dwelling and its rural surroundings. Furthermore, the proposal would not result in any harm to the amenities of the occupiers of nearby residential properties. In all other respects the development is considered to be acceptable and accords with the relevant policies of the Local Plan and the NPPF. It is therefore recommended that planning permission is granted subject to conditions.

Conditions

1. Three Year Time Limit (1T12)
2. Approved Plans (2E10)
3. Matching Materials (2E13)
4. Programme of Archaeological Works (2E02)

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; the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The balance of the considerations having regard to those policies is that permission should be granted.