

## DEVELOPMENT MANAGEMENT COMMITTEE REPORT – 26 April 2017

<b>Application Number</b>	3/17/0435/HH
<b>Proposal</b>	Proposed single storey side extension (flat roof orangery extension with lantern)
<b>Location</b>	Schuberts, Tower Hill, Much Hadham, SG10 6DL
<b>Applicant</b>	Mr I Devonshire
<b>Parish</b>	Much Hadham
<b>Ward</b>	Much Hadham

<b>Date of Registration of Application</b>	28 February 2017
<b>Target Determination Date</b>	25 April 2017
<b>Reason for Committee Report</b>	Applicant is a Member of the Council
<b>Case Officer</b>	Martin Plummer

### **RECOMMENDATION**

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

#### **1.0 Summary**

- 1.1 The site is located within the built up area of the category one village where, in principle, there is no objection to development. The proposed development is of a size, scale, form and design such that there will be no significant harm to the character or appearance of the dwelling and the proposal will preserve the character of the Conservation Area and the setting of listed buildings.

#### **2.0 Site Description**

- 2.1 The application site is shown on the attached OS extract. It lies on the eastern side of the High Street and the dwelling itself is set well back from the road. There is residential development to the north and east and the St Andrews Primary School is located to the south of the site. The dwelling sits on an irregular shaped parcel of land which is accessed via a road from the High Street to the west. The access road rises slightly from the High Street and then drops to a lower level where there is a parking area in front of the dwelling. A pedestrian access lies to the eastern boundary of the site which links the primary school to Oudle Lane further to the east.

### 3.0 **Background to Proposal**

- 3.1 The application proposes the erection of a single storey extension to the north elevation of the dwelling. The proposed extension is of an orangery style, with a floor area of approximately 10.5 square metres, and would be finished externally in a mixture of brick, glazing and a roof lantern.

### 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 pre-submission District Plan 2016:

<b>Key Issue</b>	<b>NPPF</b>	<b>Local Plan policy</b>	<b>Pre-submission District Plan</b>
The principle of development		SD2, OSV1	DPS2, VILL1
The impact on the character and appearance of the dwelling, Conservation Area and setting of listed buildings	Section 7 and 12	ENV1, ENV2, ENV5, BH6	HOU11, DES3, HA4, HA7.
The impact on neighbour amenity		ENV1	HOU11, DES3

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.

## **6.0 Summary of Consultee Responses**

- 6.1 HCC Historic Environment Advisor comments that the development is unlikely to have a significant impact on heritage assets of archaeological.

## **7.0 Parish Council Representations**

- 7.1 No comments have been received from Much Hadham Parish Council.

## **8.0 Summary of Other Representations**

- 8.1 None received.

## **9.0 Planning History**

- 9.1 The following planning history is of relevance to this proposal:-

Ref	Proposal	Decision	Date
3/10/1930/LC	Removal of detached garage	Approved with conditions	22.12.2010
3/10/1929/FP	New porch and first floor side dormers. Render to walls.	Approved with conditions	22.12.2010

## **10.0 Consideration of Relevant Issues**

- 10.1 The site is located within the built up area of Much Hadham where, in principle, there is no objection to development, including the provision of extensions to dwellings. The site is located within the Conservation Area and there are listed buildings nearby, including St Andrews Primary School to the south and Brocketts to the north. Consideration of the impact of the extension on those heritage assets is therefore necessary as part of the determination of the application.

### Character and appearance

- 10.2 The proposed extension is located on the north elevation of the dwelling (and thus there will be no public views of the development) and incorporates a small footprint (10 square metres) and a height which sits below the eaves of the existing dwelling. The plans show the provision of an orangery-type design with brickwork, glazing and a small roof lantern. The proposed extension is modest in its overall

proportions and form; it appears appropriately subservient to the existing dwelling and does not therefore result in any significant harm to the character or appearance of the dwelling.

- 10.3 Officers are also satisfied that the proposed development will preserve the significance of the Conservation Area and, having regard to the proportions and siting/relationship with nearby listed buildings, the setting of those designated heritage assets would also be preserved.

#### Neighbour amenity

- 10.4 The proposed extension will be located approximately 25 metres from those dwellings nearest to the development to the north (Brocketts, Oudle House and Court End). Having regard to that distance and the single storey nature and size of the proposed extension, Officers do not consider that there will be any harm to the living conditions of those neighbouring properties.

#### Other matters

- 10.5 The comments from the Historic Environment Unit are noted – there will be no harm to heritage assets of archaeological significance.

### **11.0 Conclusion**

- 11.1 The site is located within the built up area of the category one village of Much Hadham where, in principle, there is no objection to development. The proposed development is considered to be of an appropriate size, scale, form and design such that there will be no harm to the character or appearance of the dwelling or the significance of the Conservation Area. The setting of nearby listed buildings will also be preserved. There will be no harm to the living conditions of neighbouring properties or heritage assets of archaeological significance.
- 11.2 It is therefore recommended that planning permission is granted subject to conditions.

### **Conditions**

1. Three year time limit (1T121)
2. Approved plans (2E103)
3. Matching materials for conservatory (2E141)

**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.