

DEVELOPMENT MANAGEMENT COMMITTEE REPORT – 11 Oct 2017

Application Number	3/17/1882/HH
Proposal	Single Storey Rear Extension
Location	18 Chantry Road, Bishop's Stortford, CM23 2SF
Applicant	Mr A Brown
Parish	Bishop's Stortford
Ward	Bishop's Stortford - Meads

Date of Registration of Application	9 August 2017
Target Determination Date	27 September 2017
Reason for Committee Report	Council Employee
Case Officer	Ellis Edmonds

RECOMMENDATION

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

1.0 Summary

1.1 This proposal is for a modest residential extension in Bishop's Stortford where development is acceptable in principle. The issues to be considered related to the impact on the character and appearance of the area, the adjacent Conservation Area and neighbouring residential amenity.

2.0 Site Description

2.1 The application site comprises a modest, detached, two storey dwellinghouse on the Eastern side of Chantry Road (see attached OS Plan). There is a significant levels difference along Chantry Road, with land levels sloping down southwards, and also within the application site itself, where the garden slopes significantly downwards to the east. The property is set back from the road frontage and the frontage of the adjoining property to the north, 20 Chantry Road, while 16 Chantry Road, to the south, follows a similar set back arrangement.

2.2 The dwelling has an existing modest single storey rear extension with a depth of approximately 1.3 metres. This application proposes to adjoin this existing extension with the now proposed extension; with the existing roof abutting the dual-pitched roof of the proposed extension, and the northern side elevation of the proposed extension being built up against the rear elevation of the existing extension.

2.3 Due to the level of the garden, the existing rear extension and terrace, on which this proposed extension is to be sited, to the rear of the dwellinghouse are raised above the garden. The proposed extension in this application will effectively cover the area which is currently used as a terrace.

3.0 Background to Proposal

3.1 There is no relevant background information to this proposal.

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, the adopted East Herts Local Plan 2007 and the Bishop's Stortford Silverleys and Meads Neighbourhood Plan (NP):

Key Issue	NPPF	Local Plan policy	Pre-submission District Plan policy	Silverleys and Meads NP
Sustainable development	Para 11-16		INT1	
Character and Appearance	Section 7	ENV1, ENV5, ENV6, BH6	HOU11, DES3, HA1, HA4	HDP2 and HDP3
Neighbour Amenity	Section 7	ENV1, ENV5 and ENV6	HOU11	

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 No representations have been received.

7.0 Bishop's Stortford Town Council Representations

7.1 No objections have been received.

8.0 Summary of Other Representations

8.1 No representations have been received

9.0 Planning History

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

Ref	Proposal	Decision	Date
3/08/0565/FP	Replacement of flat roof with pitched roof	Grant Planning Permission With Conditions	22/05/2008
3/11/0104/FN	Replacement of flat roof with pitched roof – Renewal of 3/08/0565/FP	Grant Planning Permission With Conditions	21/03/2011

10.0 Consideration of Relevant Issues

Character and Appearance

- 10.1 The relevant policies seek to ensure that the proposed residential extension is acceptable with regard to its impact on the design and appearance of the building, the street scene and the amenity of neighbouring occupiers. Whilst not in the Conservation Area, this property abuts the boundary of the Conservation to both the front and rear. It is necessary to consider then the impact of the proposals in relation to the character of the Conservation Area.
- 10.2 The extension is proposed to attach to the existing single storey rear extension to the rear of the dwelling, and the extensions therefore, when combined, will span the width of the dwellinghouse. The plans indicate materials of construction which are in keeping with the existing building.
- 10.3 Due to the siting of the extension to the rear of the dwelling, there will be no visibility from the front elevation or street scene. Officers consider that the proposed extension would be of a size, scale, siting and design that would not be harmful to the character and appearance of the existing dwelling, nor the surrounding Bishop's Stortford Conservation Area therefore.

Neighbour Amenity

- 10.4 Due to the nature of Chantry Road, whereby which the land levels slope down southwards and eastward, there is a potential for the proposed extension to appear dominant as it is raised above the level of the neighbouring property to the south.
- 10.5 The neighbour at no. 20 is located to the north. There will be very limited impact in this direction because the extension is located to the south side of the application plot and because no 20 is set forward of the application site dwelling. In addition, there is landscape treatment to the boundary of this neighbour which would further shield any impact.
- 10.6 The rear elevation of no. 16 to the south, projects to the rear of no. 18 by approximately 7 metres at ground floor level. As such, the proposed extension is not viewed from a garden area of the adjacent house where it may appear dominant. There are no ground floor windows to the side elevation of no. 16 which could be impacted by the proposed development.

10.7 As a result of these characteristics of the site and surroundings, it is not considered that there will be any significant harm to these adjoining neighbours with regards to outlook, a dominating impact, loss of light or loss of privacy.

11.0 Conclusion

11.1 The proposed extension is considered to be acceptable with regard to the impact on the character or appearance of the dwelling and the surrounding area, including the Conservation Area. The siting of the proposed extension is such that there will be no detrimental harm to the amenities of the adjoining neighbours.

11.2 As a result, the proposals are considered to represent a sustainable form of development and it is therefore recommend that the application is approved with conditions.

Conditions

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

Informatives

1. Other Legislation (010L)

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.