

DEVELOPMENT MANAGEMENT COMMITTEE REPORT – 8 Nov 2017

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| Application Number | 3/17/2118/HH |
| Proposal | Two storey side and single storey rear extension |
| Location | 1 Beechfield, Sawbridgeworth, CM21 9NG |
| Applicant | Mrs L Page |
| Parish | Sawbridgeworth |
| Ward | Sawbridgeworth |

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|--|---|
| Date of Registration of Application | 12 September 2017 |
| Target Determination Date | 7 November 2017 |
| Reason for Committee Report | Applicant is an employee of the Council |
| Case Officer | Nicholas Reed |

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 proposes a two storey side extension and single storey rear extension to a dwelling which is located within a built up area where, in principle there is no objection to development. It is necessary to consider the impact of the proposals on the character of the street and area, the impact on neighbouring amenity and the provision of parking.

2.0 Site Description

2.1 The application site contains an existing detached three bedroom dwelling which is set on a corner plot with a good sized garden to the rear and generous spacing to the side of the dwelling with the street, Fairway. The dwelling is slightly elevated above that road. Existing external materials comprise yellow/brown bricks, brown hanging tiles and boarding to the front elevation and white fenestration. The dwelling is of a similar architectural style to other dwellings in the area which comprise a mixture of detached, semi-detached and terraced properties. There are various extensions and alterations to the front and sides of dwellings in the immediate and wider locality and different materials and landscaping to front driveways and garden amenity spaces.

3.0 Background to Proposal

- 3.1 A planning application for a two storey side extension, the same size as it is now proposed (LPA ref. 3/17/1562/HH) was granted permission on 16 September 2016. This application is for the same side extension but now with the additional of a full width ground floor rear extension.
- 3.2 This will be located on garden amenity space to the rear. The side element is located between the existing flank elevation and the boundary with the road, Fairway.
- 3.3 The two storey side extension is proposed to be 3.4m in width. The rear extension would project 2.5m to the rear of the existing dwelling. The elevations of the development include a slight set back from the front building line with a hipped roof. The fenestration design is similar to the existing and the plans indicate the provision of a mixture of boarding and brickwork.

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 District Plan (Nov 2016):

| Key Issue | NPPF | Local Plan policy | Emerging District Plan |
|---|--------------|---------------------------------|-------------------------------|
| Sustainable development | Para 11 - 16 | SD2 | INT1, CC1, CC2, WAT4 |
| Impact on the character and appearance of dwelling and street scene | Section 7 | ENV1, ENV2, ENV5, ENV6 | HOU11, DES2 |
| Impact on the amenity of neighbours | Section 7 | ENV1 | DES3 |
| Parking provision | Section 4 | TR7 | TRA3 |

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. The emerging district plan is currently the subject of an examination in public. Given its stage in preparation, and the compatibility of the relevant policies of the emerging Plan and the NPPF, it is considered that considerable weight can currently be accorded to the emerging Plan.

6.0 Summary of Consultee Responses

6.1 No representations have been received.

7.0 Sawbridgeworth Town Council Representations

7.1 No representations have been received.

8.0 Summary of Other Representations

8.1 There has been 1 response : No objections
There are currently 3 neighbours being consulted that have not yet responded.

9.0 Planning History

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

| Ref | Proposal | Decision | Date |
|--------------|---------------------------|--------------------------|-------------------|
| 3/16/1562/HH | Two storey side extension | Approved with Conditions | 16 September 2016 |

10.0 Consideration of Relevant Issues

10.1 The property is located within the built up area of Sawbridgeworth where, in principle there is no objection to the extension of existing residential development.

Impact on Character and Appearance

- 10.2 The proposed side extension is set back slightly from the front building line with a hipped roof and ridge line slightly lower than the existing. The width (3.4 metres) of the proposed two storey side extension is such that it will appear appropriately subservient to the main dwelling. The proposed single storey rear extension would extend across the full width of the existing dwelling and proposed side extension (10.2 metres) at a depth of 2.5 metres, with a mono-pitched roof. The rear extension is subservient to the main dwelling. The plans indicate materials of construction which are in keeping with the existing building and other buildings in the locality. As such the proposed development is not considered to be harmful to the appearance or character of the subject property or the surrounding street scene.
- 10.3 The site is on a corner plot at a higher level than the street. As a result, any extension to the side or rear of the dwelling will potentially therefore be prominent in the street. However, an appropriate spacing (2.2m) between the flank of the existing dwelling and the boundary with the pedestrian footway will be retained. Whilst the enlarged dwelling will therefore be closer to the street, it is not considered that it will appear dominant or conspicuous within the street scene. In this regard the proposal is considered to comply with relevant policy requirements.

Neighbour amenity

- 10.4 Due to the separation distance and the location of the main element of the works to the side of the existing dwelling there will be no significant or harmful impact on the living conditions of the neighbouring properties at No.2 and No.4 Beechfield. No.1 Elmwood is located to the south of the site, on the other side of fairway. Again, as a result of this separation, no harmful impact is caused.
- 10.5 To the north, the neighbouring property No.3 Beechfield is located 1 metre to the north of the application site. The single storey rear extension would project 2.5 metres beyond the rear of the existing dwelling. It is set back from the common boundary with No.3 Beechfield by 1 metre and extends beyond the rear of No.3 by 4.5 metres. However given the separation between the two respective properties and the single storey only nature of the proposal here it is not considered that the proposal would have any significant or harmful impact to the amenity of No.3.

- 10.6 Lastly, to the rear, no 11 Fairway is located such that the separation between it and the application property ensures that any undue harmful impact is avoided.

Parking provision

- 10.7 The development increases the number of bedrooms to create a four bedroom dwelling. The plans submitted indicate that two parking spaces will be retained (which includes the existing garage). The site is in a zone 4 location, with regard to parking provision. The current parking standards require provision of a maximum of 3 spaces in this location. The emerging parking standards also require 3 spaces and then allow a reduction in provision by up to 25%.
- 10.8 The site is located conveniently for public transport provision in the town and a short distance from the town centre, such that an element of reduced provision is considered appropriate. It is likely that standards cannot be met in full here but that the harm caused as a result is minimal.

11.0 Conclusion

- 11.1 The site is located within the built up area of Sawbridgeworth where in principle there is no objection to development. The proposed extension is considered to be of an appropriate size, scale, form and design such that there will be no significant harm to the character or appearance of the dwelling or street scene. The siting of the proposed extension is such that there will be no significant harm to the living conditions of any neighbouring properties. It may not be possible to meet parking requirements in full but any harm is minimal and certainly not to the extent that the development is considered unsustainable.
- 11.2 In accordance with the above considerations it is considered that the proposal complies with relevant policies and as such it is recommended that permission be granted subject to conditions.

Conditions

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

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; 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.

KEY DATA**Residential Vehicle Parking Provision**

Current Parking Policy Maximum Standards (EHDC 2007 Local Plan)

| Parking Zone | | |
|------------------------------------|-----------------|-----------------|
| Residential unit size (bed spaces) | Spaces per unit | Spaces required |
| 1 | 1.25 | |
| 2 | 1.50 | |
| 3 | 2.25 | |
| 4+ | 3.00 | 3 |
| Total required | | 3 |
| Proposed provision | | 2 |

Emerging Parking Standards (endorsed at District Plan Panel 19 March 2015)

| Parking Zone | | |
|------------------------------------|-----------------|-----------------|
| Residential unit size (bed spaces) | Spaces per unit | Spaces required |
| 1 | 1.50 | |
| 2 | 2.00 | |
| 3 | 2.50 | |
| 4+ | 3.00 | 3 |
| Total required | | 3 |
| Accessibility reduction | Up to 25% | 0.75 |
| Resulting requirement | | 2.25-3 |
| Proposed provision | | 2 |