

3/08/1963/FP – Garage extension and conversion to residential annex at The Old Laundry, 71 Eastwick Hall Lane, Eastwick for Mr Paul Whiting

Date of Receipt: 03.12.08

Type: Full

Parish: EASTWICK

Ward: HUNSDON

RECOMMENDATION

That planning permission be **GRANTED** subject to the following conditions:-

1. Three Year Time Limit (1T121)
2. The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as The Old Laundry, 71 Eastwick Hall Lane as identified on the approved site location plan.

Reason: To ensure the Local Planning Authority retains control over any future residential development and in accordance with Policy ENV8 of the East Herts Local Plan Second Review.

3. Matching materials (2E133)

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan (East of England plan May 2008, Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and East Herts Local Plan Second Review 2007), and in particular GBC3, ENV1, ENV5, ENV6, ENV8 and TR7. The balance of the considerations having regard to those policies is that permission should be granted.

_____ (196308FP.NB)

1.0 Background

- 1.1 The application site is shown on the attached OS extract. The Old Laundry forms a semi-detached dwelling located within the Rural Area to the north of Eastwick. The dwelling fronts the highway and has a driveway to the side that leads to an existing detached double garage. In addition to the existing double garage, the driveway is capable of accommodating approximately 2/3 cars and there is a further hard surfaced area to the front of the dwelling that can accommodate approximately 2 cars. The existing garage is set back from the front of the dwelling by approximately 14metres

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and is located approximately 1 metre to the rear of the dwelling. The building has a pitched roof with the gable end to the front, facing south towards the highway.

- 1.2 This application seeks planning permission to extend the garage building in order to allow its conversion to an annex which would consist of a lounge, bathroom, bedroom, utility room and a hall.
- 1.3 The extension would project 4.3metres to the rear of the existing garage building to create a lounge for the annex. The extension would continue the height of the existing building, also with a pitched roof, however this would form at a 90° angle to the existing roof to create side facing gable ends.
- 1.4 The annexe would share the garden area and parking spaces of the main dwelling. The applicant intends for the annexe to be used by an elderly relative.

2.0 Site History

- 2.1 Planning was granted for extensions and alterations to the dwelling house in 1978 (lpa. Ref. 3/78/0447/FP).
- 2.2 In 1977 planning permission was granted for the change of use from a laundry to a dwelling house (3/77/0032/FP).

3.0 Town Council Representations

- 3.1 The Eastwick and Gilston Parish Council have no objection to the proposal.

4.0 Other Representations

- 4.1 The application has been advertised by way of a discretionary site notice and neighbour notification.
- 4.2 No representations from neighbours have been received.

5.0 Policy

- 5.1 The relevant policies of the East Herts Local Plan Second Review (April 2007) are:

GBC3	Appropriate Development in the Rural Area Beyond the Green Belt
ENV1	Design and Environmental Quality

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ENV5	Extensions to dwellings
ENV6	Extensions to dwellings criteria
ENV8	Residential Annexes
TR7	Car Parking Standards

6.0 Considerations

- 6.1 The determining issues in this case relate to a) appropriate development within the Rural Area and the impact of the proposed development on the character of this area b) Local Plan policy regarding residential annexes (policy ENV8) and c) parking and neighbour amenity issues.
- 6.2 Policy GBC3 allows for appropriate forms of development within the Rural Area Beyond the Green Belt which include limited extensions to dwellings. The proposed extension to the garage is small in size and would be contained within the rear garden area of the dwelling and therefore would not intrude upon the openness of the surrounding Rural Area. The proposed development would provide an appropriately sized annex that would be sited within close proximity to the dwelling. The proposed annex would form additional living accommodation to be used ancillary to the main dwelling and as such would be an appropriate use within the Rural Area.
- 6.3 Policy ENV5 expects outbuildings to be of a size and scale that by itself or cumulatively with other extensions would not disproportionately alter the size of the original dwelling. The proposed extension together with previous extensions to the dwelling would not be of an inappropriate size or scale and would not be disproportionate to the original dwelling or intrude upon the surrounding Rural Area.
- 6.4 Policy ENV8 of the Local Plan states that residential annexes will be permitted where the accommodation forms an extension to the main dwelling; is capable of being used as an integral part of the dwelling; has sufficient parking; and accords with policies ENV6 of the Local Plan.
- 6.5 The proposed annexe in this case, however, is detached from the dwelling and does not form an extension of it as required by part a) of Policy ENV8. The proposal therefore represents a departure from Policy ENV8 in that respect and it is for this reason that the application has been reported to the Development Control Committee.
- 6.6 Despite not forming an extension to the dwelling, Officers consider that the annexe would be sited in an appropriate location in relation to the main dwelling, just 1 metre from the rear of the property. Furthermore, the sharing of the garden area, kitchen, parking and access would ensure that a good relationship is maintained between the dwelling and the annexe and

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that the use of the annex would remain dependent upon the existing dwelling. Should the applicant seek to use the annexe as a separate residential unit in the future then this would constitute a change of use and therefore further planning permission would be required.

- 6.7 Policy ENV8 expects there to be sufficient parking for both parts of the dwelling at the site. The site currently has a driveway and a frontage that together are capable of accommodating approximately 4-5 vehicles which would remain at the site despite the loss of the garage space. With consideration given to the maximum standards set out within Appendix II of the Local Plan, Officers consider the parking provision made at the site to be acceptable to accommodate both the needs of the existing dwelling and the proposed annexe.
- 6.8 In terms of the appearance of the development from outside the site, the development would form an extension to the existing garage building, which has a low pitched roof with a ridge height of 4.4metres. A 1metre space is maintained to the boundary with the neighbour, which is a sufficient distance to ensure that an extension to a building of this size would not appear overbearing upon the neighbouring property. Officers consider that the proposed development would not appear obtrusive or have any significant harm on the living conditions of the neighbouring occupiers.
- 6.9 In this instance it is considered by Officers that the annexe would not conflict with the aims of Policy ENV8 to provide accommodation for a dependent relative within the curtilage of an existing dwelling house that would not be detrimental to the surrounding area.
- 6.10 Matching materials are proposed to be used for the extension to those used for the existing garage. Officers consider that the proposed development would not conflict with Policy ENV6 which expects extensions to be of an appropriate design and materials, complementary to the setting of the original dwelling.

7.0 Conclusion

- 7.1 The proposed annexe as a detached building from the main dwelling, although contrary to part a) of Policy ENV8 would not, in the view of Officers be inappropriately located in relation to the existing house or be detrimental to the character and appearance of the area. It is considered that it would not conflict with the aims of Policy ENV8 to provide accommodation for dependent relatives. Furthermore, it would not be detrimental to the amenities of the neighbouring dwellings.

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- 7.2 The proposed development would form a modest extension to an existing residential building and would continue to be used ancillary to the main dwelling at the site and would therefore constitute an appropriate development within the Rural Area Beyond the Green Belt, in accordance with Policies GBC3 and ENV5.

- 7.3 Having regard to the above considerations it is recommended that planning permission is approved subject to the conditions at the head of this report.