

**3/09/0750/FP – Erection of two-storey front extension, garage conversion into a habitable room, single storey rear extension and conversion of part of basement external storage into gym at 5 Bishops Road Tewin Hertfordshire AL6 0NR**

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**Date of Receipt:** 15.5.09

**Type:** Full

**Parish:** TEWIN

**Ward:** HERTFORD – RURAL NORTH

**Reason for report:** contrary to policy

**RECOMMENDATION**

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

1. Three Year Time Limit (IT12)
2. Matching Materials (2E13)

**Directives**

1. Other Legislation (01OL)

**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 April 2007) and in particular policies GBC1, ENV1, ENV5 and ENV6. The balance of the considerations having regard to those policies and other material considerations is that permission should be granted.

\_\_\_\_\_ (075009FP.SD)

**1.0 Background**

- 1.1 The site is shown on the attached OS extract. The application property comprises a detached improved and enlarged two storey residential dwelling set within the rural woodland setting of Tewin with a deep open aspect frontage and extensive woodland setting within the rear garden subject of woodland Tree Preservation Order.
- 1.2 The application seeks permission for a two storey front extension, the conversion of one garage into a habitable room, a single storey rear extension and conversion of the existing basement/external storage area into a gym.

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1.3 The site is located within the Metropolitan Green Belt.

### **2.0 Site History**

2.1 The history of the site is as follows:

<b>Planning Ref:</b>	<b>Proposal</b>	<b>Decision</b>
3/83/0902/FP	Attached garage with alterations	Approved
3/87/1209/FP	First Floor front addition	Approved
3/89/1367/FP	First floor rear extension	Approved
3/91/0683/FP/FP	First floor front and rear additions	Approved
3/04/0232/FP	Conversion of garage to habitable room and rear conservatory	Approved
3/04/1784/FP	Conversion of garage to habitable room and rear ext over store/basement (Extant permission)	Approved

3/08/1691/FP	Two-storey front extension garage conversion into habitable room, single storey rear extension and new basement and terrace for creation of swimming pool/gym and plant room.	Refused
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2.2 Particular attention is drawn to planning application 3/04/1784/FP where approval was given for the conversion of the right hand internal garage to habitable space and a rear extension over an existing basement storage area, which is an extant approval that lapses in September 2009 and is also included in this current application.

2.3 Application 3/08/1691/ FP was refused due to the proximity of the proposed development to TPO trees on the shared boundaries that would be likely to generate pressure for tree removal or the felling of the TPO trees. It would therefore have prejudiced their long term health and retention, to the detriment of the appearance of the site and surrounding rural area.

2.4 The proposal was also refused due to the cumulative effect of the proposed extensions which, in addition to the 2 storey front extension, included the basement development with gym, swimming pool, plant room and an extended terrace, creating a building of excessive size out of keeping with the character and appearance of the original dwelling.

### **3.0 Consultation Responses**

3.1 No consultation responses have been received.

### **4.0 Parish Council Representations**

4.1 Tewin Parish Council has no objections to the planning proposal.

### **5.0 Other Representations**

5.1 The application was advertised by means of a site notice and neighbour notification letters.

5.2 No representations have been received.

### **6.0 Policy**

6.1 The relevant East Hertfordshire Adopted Local Plan policies applicable to this application are:

GBC1 Appropriate Development in the Green Belt

ENV1 Design and Environmental Quality

ENV5 Extensions to Dwellings

ENV6 Extensions to Dwellings - Criteria

6.2 Planning Policy Guidance Note 2 'Green Belts' and Planning Policy Statement 7 'Sustainable Developments in Rural Areas' are also relevant.

### **7.0 Considerations**

#### **Principle**

7.1 The site lies within the Metropolitan Green Belt where permission will not be given for inappropriate development unless very special circumstances can be demonstrated that clearly outweigh the harm by reason of inappropriateness or any other harm. Policy GBC1 advises that extensions to existing dwellings will be inappropriate within the Metropolitan Green Belt unless they can be regarded as limited extensions or alterations to existing dwellings in accordance with Policy ENV5.

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- 7.2 Policy ENV5 advises that, outside the main settlements and Category 1 and 2 Villages, an extension to a dwelling will additionally be expected to be of a scale and size that would either by itself, or cumulatively with other extensions, not disproportionately alter the size of the original dwelling nor intrude into the openness or rural qualities of the surrounding area.
- 7.3 Policy ENV6 advises that proposed extensions should be to a design and choice of materials of construction, either matching or complementary to those of the original building and its setting.
- 7.4 Also relevant in this case is Policy ENV1 where extensions are expected to be of a high standard of design and layout and to reflect local distinctiveness. Policy ENV1 also requires that development proposals should respect the amenity of occupiers of neighbouring buildings.
- 7.5 No. 5 Bishops Road has already been substantially extended in the 1980's with first floor front and rear extensions and more recently a garage conversion and rear single storey extension in 2004.
- 7.6 Calculations have been made in respect of the additions proposed to date, including the current submission. The overall increase in floorspace as a result of past extensions added to the property in the 1980's now provides some 298sqm, an overall increase of 150% over the original dwelling with the present proposal increasing this to 364 sqm of floorspace (this includes the garage conversion and rear extension already approved) equivalent to a further 22.5% increase. The proposed two -storey front extension would add 13.5 sqm of additional floorspace.
- 7.7 The current proposal includes the rear extension and conversion of the garage space to the integral single garage with single storey extension over the basement that has already been approved under application 3/04/1784/FP. The previous refused application 3/08/1691/FP included a significant extension to the rear of the property providing a basement level of gym, swimming pool with enlarged terraced area and altered enlarged stairways into the garden.
- 7.8 The applicant, in the present proposal, has taken on board the previous reasons for the refusal of application 3/08/1691/FP in 2008. The extensions to the rear are not included within the present proposal, and the proposed front extensions are reduced in size and prominence significantly reducing the scale and volume of development over that which was previously refused.

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- 7.9 The current proposal seeks to convert a small part of the existing basement for the provision of a gym room shower room and WC within the existing envelope of the dwelling.
- 7.10 The proposal also creates a single storey rear extension at ground floor above the existing basement store with balcony above as approved in 2004, under ref 3/04/1784/FP.
- 7.11 It also provides a modest extension to the existing study, and media room providing a WC and new entrance within the 1.5m deep front extension at ground floor, infilling the stepped frontage to the dwelling while retaining separation and visual breaks at first floor that improves the balance, character and appearance and visual amenity of the dwelling within its Green Belt location.
- 7.12 There is no doubt that the previous extensions in the 1980's added substantially to the size of the dwelling, but the property as it exists at present does not overwhelm the curtilage it sits within, nor does it detract from the semi rural setting of Tewin Wood.
- 7.13 The additions to the front of the dwelling at first and second floor, while providing significant improvement to the interior layout and circulation, have a minimal impact on the front of the dwelling when viewed from the public highway other than to create a balanced central focus to the building.
- 7.14 The approval of the development would provide a degree of symmetry to the front of the dwelling. Furthermore, it is considered that the single storey rear extension and two storey front extensions would not in themselves, unduly intrude into the openness of the Green Belt or rural qualities of the surrounding area.
- 7.15 Therefore, while the development proposed is considered to be more than 'limited' extensions within the guidelines of policies ENV5 and ENV6, there are special circumstances in this case which strengthen the case for approval of the development.

### **Neighbour Amenity**

- 7.16 It is not anticipated that the proposed development at 5 Bishops Road would have any adverse impact on the amenity privacy or outlook of the adjacent or surrounding properties.

**Design**

- 7.17 The front two storey extension extends the front of the dwelling by 1.5m creating 13.5sqm of additional floor space at ground and first floor development creating a new centrally located front entrance to balance the design of the façade, rationalising the poor interior circulation layout and inadequate thermal integrity of the dwelling created by previous unrelated and poorly linked extensions.
- 7.18 It is considered that the two-storey front extension is of satisfactory size scale design and layout, sympathetic to the semi-rural surroundings. It enhances the appearance of the dwelling at the front providing a more visible entrance. It therefore satisfies Policies ENV1 and ENV6 of the East Herts Local Plan.

**8.0 Conclusion**

- 8.1 In summary, the proposal is considered to be inappropriate development as defined by Policies GBC1 and ENV5 of the East Herts Local Plan. However, the particular circumstances of the scale and size of the front extension, and the benefits in terms of the improvement to the character and appearance of the dwelling are considered to justify the very special circumstances in this case.
- 8.2 On this basis I have recommended that planning permission be granted subject to the conditions provided at the head of this report.