

3/09/1226/FP

8. 3/09/1226/FP - Single storey rear extension, including a new pitched roof to the rear wing and a new garage at 87 Station Road, Puckeridge, Ware, Herts, SG11 1TF for Mr and Mrs Nicholas Egerton
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Date of Receipt: 06.08.09

Type: Full – (Other)

Parish: STANDON

Ward: PUCKERIDGE

RECOMMENDATION

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

1. Three year time limit (1T121)
2. Sample of materials (2E123)
3. Prior to the commencement of the development hereby permitted all buildings marked for demolition on the approved plan no. 090709.01A shall be demolished and materials removed from the site.

Reason: In the interest of the free flow of floodwater and to maintain the capacity of the flood plain, in accordance with Policy ENV19 of the East Herts Local Plan Second Review April 2007.

Directive:

1. Party wall act (24PW1)

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 ENV1, ENV5, ENV6, ENV19 and TR7. The balance of the considerations having regard to those policies is that permission should be granted.

_____ (122609FP.LD)

1.0 Background

- 1.1 The application site is located within the Category 1 Village of

3/09/1226/FP

Puckeridge as shown on the attached OS extract.

- 1.2 The application property is a two storey semi-detached dwelling, situated along the Northern side of Station Road. The property benefits from established off-street parking for between 2 and 3 vehicles and rear garaging which is accessed at the side of the property and could accommodate parking for an additional vehicle.
- 1.3 The property benefits from a large rear garden with mature landscaping around the boundary. There is an existing single storey flat roof extension at the rear of the dwelling which adjoins the flank of the neighbouring property at No. 89 Station Road.
- 1.4 The proposal is for a single storey rear extension, including new pitched roof to the rear wing and a new detached garage. It should be noted that as part of the proposal the existing detached garage would be demolished. However, this demolition does not require planning permission.
- 1.5 The proposed extension would replace the existing single storey flat roof structure and would be 5.2 metres wide and the same depth as the existing extension at 6.1 metres. The proposed extension would incorporate new door and window openings as well as a new pitched roof which would be 4.0 metres in height to the ridge of the roof.
- 1.6 The proposed garage would be 5.3 metres wide, 5.8metres in depth and 3.2 metres in height and would accommodate parking for one vehicle plus a storage area. The garage would be situated at the side of the dwelling with a distance of 1.0metre remaining between the side of the proposed garage and the boundary of the property.

2.0 Site History

- 2.1 There is no relevant planning history at the application site.

3.0 Consultation Responses

- 3.1 The Historic Environment Unit HCC has commented that, on the basis of current information, the proposal is in this instance unlikely to have an impact upon significant archaeological deposits, structures or features.
- 3.2 County Highways has commented that the proposal for a single storey rear extension and detached garage would in principle be acceptable to the Highway Authority. Sufficient off-street parking provision is retained

and visibility is adequate from the existing dropped kerb access, therefore the Highway Authority does not wish to restrict the grant of permission, subject to conditions relating to hard surfacing, and parking and storage of materials on site during the construction of the development.

- 3.3 The Environment Agency has acknowledged that the application site is situated in Flood Zone 3. However, on the basis that the existing garage would be removed before construction they have no objections to the proposed development.

4.0 Town/Parish Council Representations

- 4.1 Standon Parish Council has no objections to the proposal.

5.0 Other Representations

- 5.1 The applications have been advertised by way of press notice, site notice and neighbour notification.
- 5.2 No letters of representation have been received.

6.0 Policy

- 6.1 The relevant Local Plan policies in this application include the following:-

ENV1	Design and Environmental Quality
ENV5	Extensions to Dwellings
ENV6	Extensions to Dwellings – Criteria
ENV19	Development in Areas Liable to Flood
TR7	Car Parking - Standards

7.0 Considerations

- 7.1 The determining issues in relation to this application are whether the proposed extensions would impact on the character and appearance of the existing dwelling, surrounding street scene, or the amenities of adjoining neighbouring occupiers.
- 7.2 The proposed rear extension would be the same depth as the existing single storey flat roof extension. However, it would represent an increase of 2.0 metres in width and 1.5 metres in height. It is considered that this would result in a modest increase in the size and scale of the existing dwelling and the proposed pitched roof would be sympathetic to the character and appearance of the dwelling compared with the existing

flat roof extension. It is also considered that the proposed extension, which would be situated in the same location as the existing flat roof extension, would not be detrimental to the amenities of adjoining neighbouring occupiers.

- 7.3 Turning to the proposed replacement garage, it has been noted that the replacement of the existing structure, albeit in a different location, would constitute a material consideration. It is considered that the proposed garage, which would incorporate a storage area, would be of a size, scale and design that would be sympathetic to the character and appearance of the existing dwelling. It has been noted that the proposed garage would be set back 6.0metres from the rear of the dwelling; therefore it is also considered that the proposed garage would not be detrimental to the character and appearance of the surrounding street scene, nor would it result in the loss of the existing off street parking area.
- 7.4 With regards to the impact of the proposed garage on the amenities of adjoining neighbouring occupiers, it is acknowledged that the proposed garage would be situated adjacent to the boundary, with a distance of 1.0 metre separating the flank of the proposed building from the boundary. However, the proposed garage would be a maximum of 3.2 metres in height to the ridge of the roof with a pitched roof that would slope away from the boundary shared with No. 85a Station Road. Whilst it is acknowledged that there is a ground floor window situated within the eastern flank of the adjoining bungalow at No. 85a Station Road, the proposed garage would be situated 2.0metres from this window and the proposed garage would be modest in height. It is therefore considered that the proposed garage would not be detrimental to the amenities of adjoining neighbouring occupiers.
- 7.5 In relation to the comments from the Environment Agency, it is considered that a condition relating to the removal of the existing garage prior to the commencement of the development would be recommended in this instance, to ensure the free flow of floodwater and to maintain the capacity of the flood plain, in accordance with Policy ENV19.

8.0 Conclusion

- 8.1 In summary, it is considered that the proposed development is acceptable in this instance and of an appropriate size, scale, siting and design that would not be detrimental to the character and appearance of the existing dwelling, surrounding street scene, or the amenities of adjoining neighbouring occupiers. There would also be sufficient car

3/09/1226/FP

parking remaining at the application site.

- 8.2 It is therefore recommended that in accordance with Policies ENV1, ENV5, ENV6, ENV19 and TR7 of the East Herts Local Plan, permission be granted subject to the condition set out above.