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8. 3/09/0702/FP – Two storey rear extension at 56 Salters, Bishop's Stortford for Mr Nigel Emery

Date of Receipt: 31.07.2009

Type: Full – (Other)

Parish: BISHOP'S STORTFORD

Ward: BISHOP'S STORTFORD SOUTH

RECOMMENDATION

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

1. 3 year time limit (1T12)
2. Matching Materials (2E13)

Directives

1. Other Legislation (01OL)
2. Groundwater protection zone (28GP) insert '*Causeway*'

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

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1.0 Background

- 1.1 Members may recall that this application was previously reported to the Development Control Committee on 21st October this year, where it was resolved to defer the application to enable Officers to discuss with the applicant amendments to the scheme to ensure the protection of neighbour's amenity. The previous report is attached as an appendix to this report.
- 1.2 The application was previously recommended for approval. However Members raised concerns that the kitchen door to be inserted in the

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ground floor, eastern flank elevation of the proposed 2 storey rear extension would have an unacceptable impact upon the neighbouring dwelling to the east, No.55 Salters. It is noted that members did not raise concerns with any other elements of the proposal.

- 1.3 The proposed kitchen door has now been relocated and is now proposed to be inserted in the western elevation of the proposed extension. As such, the proposed door would now retain some 16 metres to the rear building line of the neighbouring dwelling of No.117 The Thatchers, which sits perpendicular to No.56.
- 1.4 Officers therefore consider that the amended scheme has addressed the issues that Members raised at the Development Control Committee meeting on the 21 October 2009. It is therefore recommended that permission be granted. Subject to the conditions outlined at the head of this report.