

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

Date of Receipt: 31.07.09

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 The application site is shown on the attached OS extract.
- 1.2 No. 56 Salters is a 2 storey detached property, sited to the south west of the centre of Bishop's Stortford. The site lies within the built up area, wherein there is no objection in principle to development.
- 1.3 The application proposes the erection of a 2 storey rear extension. The extension would project 3 metres beyond the rear wall of the existing dwelling and would be 5.5 metres wide. It would retain a set down from

the roof ridge line of the main dwellinghouse of 0.85 metres and at first floor would comprise a fourth bedroom, with en-suite.

2.0 Site History

2.1 There is no planning history to the site.

3.0 Consultation Responses

3.1 County Highways comment that they do not wish to restrict the grant of permission subject to details relating to the storage of construction materials off the public highway. The Highways Officer comments that the proposal will not result in a significant impact on highway safety, capacity or off-road parking.

3.2 Veolia Water advises that the site lies within Causeway Pumping Station Groundwater protection where construction works and operation of the proposed development should be done in accordance with the relevant British Standards and Best Management Practices in order to significantly reduce the ground water pollution risk.

4.0 Town Council Representations

4.1 Bishop's Stortford Town Council do not object to the proposal but expressed concern about overshadowing the patio of the neighbouring property, No. 55 Salters.

5.0 Other Representations

5.1 The application has been advertised by way of site notice and neighbour notification.

5.2 5 letters of representation have been received which can be summarised as follows:-

- The development is not in keeping with similar and other properties in the surrounding area;
- The development would result in a loss of a significant area of skyline when viewed from No.117 The Thatchers;
- The development would impact on the levels of sunlight, daylight and nightlight currently enjoyed by surrounding properties;
- The development would impact on the outlook currently experienced by surrounding properties and would remove the sight of some woodland trees from No.117 The Thatchers situated in the distant horizon, creating an overbearing sense of enclosure;

- The development would overlook nearby properties resulting in a loss of privacy;
- The proximity of the rear door to the boundary within No.55 Salters will increase noise intrusion to the property;
- The extension would be built over a shared drain;
- The extension will set a precedent for other neighbouring properties and spoil the look of the estate by disturbing the balanced design.

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

7.0 Considerations

Principle of development

- 7.1 The application site is located within the built up area of Bishop's Stortford wherein, in principle, there is no objection to development. Proposed extensions to dwellings will be assessed with regard to Policies ENV1, ENV5 and ENV6 of the Local Plan, the former policy requires that development meets a high standard of design and layout. Policy ENV5 states that permission will be granted for extensions provided that the character, appearance and amenities of the dwelling and any adjoining dwellings would not be substantially affected to their detriment. Policy ENV6 states that extensions should be to a design and choice of materials either matching or complementary to the original building.
- 7.2 The proposed extension would be modest in size and scale in relation to the existing dwelling, and taking into account that the roof of the extension would be set down from the main roof ridge line of the existing dwellinghouse it is Officers opinion that the extension would appear proportionate and subservient to the main dwelling.
- 7.3 Concern has been expressed by local residents that the development would not be in keeping with similar properties in the surrounding area. Whilst it is acknowledged that other properties in the immediate vicinity of the application site do not currently benefit from two storey rear extensions, this is not a reason to refuse permission. As outlined above, the proposed extension, due to its limited size and design, would appear proportionate and subservient to the existing building, and would not be a prominent feature when viewed from nearby properties. It would not

therefore be detrimental to the character and appearance of the property. Whilst the gardens to the properties in this area are modest, some 8 metres would remain between the rear wall of the extension and the rear boundary of the property. Officers do not consider that the size and scale of the proposed extension would result in the unacceptable loss of garden space to warrant refusal of the application and, in fact, the footprint of the extension is not dissimilar to that of single storey extensions which other nearby properties benefit from.

- 7.4 Taking into account the above considerations, the proposed development is therefore considered to be of a size, scale, siting and design such that it is in keeping with the character and appearance of the existing building and the locality, in accordance with policy ENV1 of the Local Plan. It is considered that the recommended condition requiring matching materials is necessary in this case, to ensure that the proposed development will assimilate successfully with the existing building.

Impact on amenity

- 7.5 Turning to neighbour amenity, the comments and objections raised from the occupiers of dwellings sited to the north of the application site, No.s 117 and 119 The Thatchers, and also from No. 52 and 54 Salters have been noted. However, taking into account that the flank wall of the proposed extension would retain at least 16 metres to the rear building lines of No.s 117 and 119; at least 12 metres to No.s 52 and 54 Salters, and with no flank windows in the proposed extension, I do not consider that the proposed extension would create an unacceptable impact upon neighbouring amenity from loss of light, outlook or similar to warrant refusal of the application.
- 7.6 Turning to the impact upon the neighbouring property to the south of the application site, No. 55 Salters, I note that the proposed extension would retain 1 metre to the adjoining boundary and 2 metres to the flank wall No. 55. Taking into account the distances the proposal would retain to the neighbouring dwelling, the depth of the proposed extension and its orientation, there is not considered to be any significant harmful impact on the amenities of the neighboring occupier to warrant refusal of the application. Whilst the proposed extension will result in a change to the outlook from No.55 Salters, the limited depth of the extension is such that it would not unacceptably impact upon their outlook. Furthermore taking into account the siting and depth of the extension in relation to the position of the existing windows in the rear elevation of No.55, Officers are satisfied that the proposed extension would not result in any unacceptable loss of light to the occupiers of this property.

8.0 Conclusion

- 8.1 Taking into account the modest proportions of the proposed development, and for the reasons outlined above, it is recommended that planning permission be granted subject to the conditions referred to at the head of this report.