

E/09/0305/A – Unauthorised erection of new single storey garage at 17 Holland's Croft, Hunsdon, Ware, Herts, SG12 8NR

Parish: HUNSDON

Ward: HUNSDON

RECOMMENDATION

That the Director of Neighbourhood Services, in consultation with the Director of Internal Services, be authorised to take enforcement action under Section 172 of the Town and Country Planning Act 1990 and any such steps as may be required to secure the removal of the unauthorised garage.

Period for compliance: 4 Months

Reasons why it is expedient to issue an enforcement notice:

The garage by reason of its siting, scale, design and height appears unduly prominent in relation to No. 1 Wheatsheaf Road and within the Wheatsheaf Road street scene to the detriment of the character and appearance of the area. The development is contrary to policies ENV1, ENV5 and ENV6 of the East Herts Local Plan Second Review April 2007.

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1.0 Background

- 1.1 The site is shown on the attached Ordnance Survey extract. The property is a semi detached dwelling that fronts onto Holland's Croft on the corner of Wheatsheaf Road and is located in the Category 1 village of Hunsdon.
- 1.2 It was brought to the attention of the Enforcement Team in July 2009 that the owner of the property had erected a new garage to the rear of the property in excess of 2.5 metres high and within 2 metres of the boundary. As such, it could not be considered as 'permitted development' and the owner was advised that planning permission would be required for its retention.
- 1.3 On the 20th August 2009, an application was submitted under reference 3/09/1328/FP for the retention of the garage. After due consideration the application was refused permission on the 8th October 2009 for the following reason:
 1. The garage by reason of its siting, scale, design and height appears unduly prominent in relation to No. 1 Wheatsheaf Road and within the Wheatsheaf Road street scene to the detriment of the character and

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appearance of the area. The proposal would thereby be contrary to policies ENV1, ENV5 and ENV6 of the East Herts Local Plan Second Review April 2007.

2.0 Planning History

2.1 The relevant planning history is as follows:-

3/09/1328/FP	Single storey garage to rear of property (Retrospective).	Refused
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3.0 Policy

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

- ENV1 – Design and Environmental Quality.
- ENV5 – Extensions to Dwellings.
- ENV6 - Extensions to Dwellings - Criteria

4.0 Considerations

4.1 The surrounding area is characterised by two storey semi-detached red brick dwellings along Hollands Croft and single storey semi-detached bungalows in Wheatsheaf Road. The garage is sited approximately 8.4 metres to the rear of the dwelling and in line with the side elevation of the main two storey part of the building. The garage has a pitched roof with a eaves height of 2.6 metres and a ridge height of 4 metres.

4.2 Policy ENV1 expects development to complement the existing pattern of development and relate well to the massing and height of adjacent buildings. Policies ENV5 and ENV6 allow for extensions to dwellings where the development would not be detrimental to the character, appearance and amenities of the existing dwelling and any adjoining dwellings and where the design and materials of construction complement the existing dwelling and siting.

4.3 When the garage is viewed from the entrance of Wheatsheaf Road with Hollands Croft it dominates the western side of the street due to its size, height and position forward of the dwellings in Wheatsheaf Road.

4.4 The siting of the garage forward of the adjacent bungalow at No.1 Wheatsheaf Road, together with its close proximity to the boundary fence of this property, appears overly dominant and intrusive. The garage building is harmful to the character and appearance of the existing site and that of the

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adjacent neighbour, contrary to the aims of policies ENV1, ENV5 and ENV6 of the East Herts Local Plan Second Review April 2007.

5.0 Recommendation

- 5.1 For the above reasons it is recommended that authorisation be given to issue and serve a Planning Enforcement Notice requiring the removal of the unauthorised garage.