

3/10/0604/FP – Erection of Single Storey Rear and Side Extensions and Alterations to Existing Front Porch at 36 Bayford Lane, Bayford, SG13 8PR for Mrs S Stokes

Date of Receipt: 01.04.2010

Type: Full - Other

Parish: BAYFORD

Ward: HERTFORD – RURAL SOUTH

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

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 the 'saved' policies of the East Herts Local Plan Second Review April 2007), and in particular Policies GBC1, ENV1, ENV5, ENV6 and PPG2. 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 No. 36 Bayford Lane is a two storey semi-detached cottage located in open countryside to the north of the village of Bayford and within the Metropolitan Green Belt. Both 36 and 37 Bayford Lane have large residential curtilages and extensive frontages onto Bayford Lane. Both have been extensively altered and extended over the years such that they are no longer a symmetrical pair.
- 1.2 The current application seeks planning permission for the demolition of two existing conservatories at the site that were added in the late 1970's

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and their replacement with new single storey rear and side extensions, together with alterations to the existing front porch. The proposal would result in a modest increase in the floor area of the property of approximately 11sq.m.

2.0 Site History

2.1 The history of the site is as follows:

Planning Ref:	Proposal	Decision
3/09/1049/FP	Erection of two storey and single storey rear extensions with new dormer window, single storey side extension and alterations to existing front porch	Refused
3/92/0853/FP	Side extension, new chimney stack, rear porch extension to detached garage	Approved
3/77/1267/FP	Two storey side extension and garage	Approved
3/54/1341/FP	Two storey rear extension	Approved

2.2 The current application follows the refusal of an application for two storey and single storey extensions, under planning application 3/09/1049/FP, on the grounds that the additions would have resulted in a building of excessive size, out of keeping with the character and appearance of the original dwelling.

3.0 Consultation Responses

3.1 The Council's Landscape Officer has made no comments in respect of this proposal.

4.0 Parish Council Representations

4.1 Bayford Parish Council have advised that although this is now a smaller development than that proposed under the previous application (3/09/1049/FP) the property has in the past been significantly extended and are still concerned that the 'rural cottage' character of the property should be preserved.

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 adopted 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 of Development

7.1 The site lies within the Metropolitan Green Belt wherein permission will not be given for inappropriate development unless very special circumstances can be demonstrated that clearly outweigh the harm by reason of inappropriateness and 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.

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.

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- 7.5 The 1954 approved extension to the property was a flat roofed two storey extension across the rear of the two semi-detached cottages, no's 36 and 37. This was followed by a two storey side extension in 1977 and a further side extension in 1992. There have also been porches added to the front and rear.
- 7.6 The extensions proposed within this application would result in a very modest increase in the size of the dwelling and, of itself, would constitute a "limited extension" as referred to in policy GBC1 of the Local Plan. However, calculations have been made in respect of the additions previously carried out at the property, and it is evident that the overall increase in floorspace as a result of past extensions (calculated since earliest records in 1954), and those now proposed, would amount to 281%, over and above the floorspace of the dwelling which existed in 1954.
- 7.7 As such, this cumulative increase in floor space since 1954 would not satisfy the requirements of Policies GBC1, ENV5 and PPG2 and it is for this reason that this application has been referred to committee. In principle, therefore, there will be a presumption against such development within the Green Belt unless very special circumstances can be demonstrated.
- 7.8 In this case however, it is considered that the very moderate increase in floor space now requested, amounting to approximately 11 square metres; together with the limited visual impact that would result, should be considered as a material consideration in respect of the determination of the application. The proposed extensions would result in a larger family room and garden room at the rear of the dwelling, with little or no impact on the wider surroundings. The alterations to the front porch relate principally to its appearance.
- 7.9 It is considered that the single storey side and rear extensions would not in themselves unduly intrude into the openness of the Green Belt or rural qualities of the surrounding area. Therefore, while the development proposed at no. 36 Bayford Lane is considered to be inappropriate development within the guidelines of PPG2, when considered in respect of previous extensions, there are very special circumstances in this case which justify the approval of the development.

Neighbour Amenity

- 7.10 It is not anticipated that the proposed development will have an adverse impact on the attached property to the north at no. 37 since the proposed extensions are single storey only and are located on the

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southern side of the dwelling and at the rear where the development will abut a screened conservatory belonging to no. 37.

Design

- 7.11 The roofscape of the rear elevation, in addition to the two storey flat roofed extension, now presents a wide gable end roofline and mono pitched roof in addition to the ridge of the original roof. While the rear elevation does not appear entirely comfortable in relation to the original dwelling, the quality of the design may be considered to be of a sufficient standard to warrant approval of the application.

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 as well as PPG2. However, the modest increase in the footprint of the dwelling; the relative lack of public view of the side/rear extensions; and the very limited impact on the openness, character and appearance of the Green Belt, are considered to justify the very special circumstances in this case.
- 8.2 On this basis it is recommended that planning permission be granted subject to the conditions provided at the head of this report.