

**51 3/10/0857/FP – Single storey rear extension at River Lodge, Lower Hatfield Road, Bayford, Hertford, Herts, SG13 8LB for Mrs G Green.**

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**Date of Receipt:** 23.04.2010

**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 (1T12)
2. Matching materials (2E13)
3. Hedge retention and protection (4P06)

**Summary of Reasons for Decision**

The proposal has been considered with regard to the policies of the Development Plan (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 SD2, GBC1, ENV1, ENV5, ENV6 and ENV11. The balance of the considerations having regard to those policies and the impact of the development in this case is that permission should be granted.

\_\_\_\_\_ (085710FP.HI)

**1.0 Background**

- 1.1 The application site is shown on the attached OS extract and comprises a former lodge to the Bayfordbury estate. The building is positioned close to the corner of Lower Hatfield Road and a Bayfordbury access road, with St. Mary's Lane opposite. The site lies in the Metropolitan Green Belt.
- 1.2 The original part of the building is two storey and constructed of red brick with yellow brick details, and a gable pitched roof formed of red plain and fish scale tiles. There is an existing single storey black timber clad side extension with a slate tiled hipped roof.
- 1.3 This application proposes a small single storey rear extension. It is the re-submission of an earlier application that was refused on the grounds of the cumulative effect of extensions on the size of the original dwelling in the Green Belt. This previous application (3/10/0349/FP) included the extension currently proposed in this application, along with a further 5m by 2.3m side extension.

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- 1.4 The application is referred to Members as it represents a departure from the Local Plan.

### **2.0 Site History**

3/10/0349/FP	Single storey side and rear extensions.	Refused 22-Apr-2010
3/08/0669/FP	Four stable barn with hay storage, feed and tack room.	Refused 25-Jun-2008
3/00/1693/FP	New access and driveway.	Approved with Conditions 24-Apr-2001
3/96/0985/FP	Single storey rear extension.	Approved with Conditions 15-Oct-1996

### **3.0 Consultation Responses**

- 3.1 The Council's Landscape Officer recommends consent but comments that care needs to be taken during the construction phase to avoid or minimise damage to the boundary hedge.
- 3.2 At the time of writing this report no response has been received from the Garden History Society or Veolia Water.

### **4.0 Parish Council Representations**

- 4.1 At the time of writing this report no response has been received from Bayford Parish Council.

### **5.0 Other Representations**

- 5.1 The applications have been advertised by way of press notice, site notice and neighbour notification.
- 5.2 At the time of writing this report no letters of representation had been received.

## **6.0 Policy**

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

SD2	Settlement Hierarchy
GBC1	Appropriate Development in the Green Belt
ENV1	Design and Environmental Quality
ENV5	Extensions to Dwellings
ENV6	Extensions to Dwellings - Criteria
ENV11	Protection of Existing Hedgerows and Trees

6.2 In addition to the above it is considered that Planning Policy Statement 1, (Delivering Sustainable Development), and Planning Policy Guidance 2 'Green Belts' are considerations in the determination of this application.

## **7.0 Considerations**

7.1 The site lies in the Green Belt wherein inappropriate development will not be permitted. Policy GBC1 allows for limited extensions to existing dwellings in accordance with policy ENV5, which restricts extensions that cumulatively with earlier extensions would disproportionately alter the size of the original dwelling.

7.2 In this case the existing dwelling has already been extended some time ago by a large single storey side and rear extension that almost doubles the footprint of the original dwelling. This accounts for a 90% increase in floorspace over and above the size of the original dwelling.

7.3 This application proposes a minimal addition of 3.4m<sup>2</sup> floorspace, which is limited and acceptable in scale on its own. However, cumulatively, this results in an overall floorspace increase of some 96% over and above the original dwelling. The proposal is therefore considered to conflict with policy ENV5, and therefore amount to inappropriate development in the Green Belt.

7.4 Permission was recently refused for a similar extension, but coupled with an additional larger 5m by 2.3m side extension. The combined effect of these extensions was considered to be unacceptable; hence that application was refused. However Officers advised the applicant that the smaller rear extension was considered to be acceptable.

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- 7.5 The extension will only measure 1.8m by 1.9m and will be positioned to the rear of the dwelling where it will not be readily visible. The existing roofline will be extended with a matching hipped roof to a height of approximately 3m. The extension will therefore have limited impact on the character and appearance of the dwelling, and will not intrude into the openness of the Green Belt. Officers therefore do not consider the harm of this development to be significant, and therefore consider the proposal to be acceptable.
- 7.6 There are no neighbours to be affected by this proposal, and there will be no impact on parking or access arrangements.
- 7.7 There is an existing mature hedge along the northern boundary of the plot within close proximity to the proposed extension. Whilst the Landscape Officer has raised no objection to the application, he comments that the hedge should be protected during the course of construction. A condition is therefore recommended to ensure this protection.

### **8.0 Conclusion**

- 8.1 Overall, whilst this extension, taken cumulatively with earlier extensions, disproportionately alters the size of the original dwelling and therefore amounts to inappropriate development in the Green Belt, Officers do not consider that this limited extension will result in any harm to the openness of the Green Belt or the character or appearance of the dwelling.
- 8.2 The application is therefore recommended for approval subject to the conditions set out above.