

**5k 3/10/1038/FP – Single storey rear extension at 24 Blenheim Court, Bishop’s Stortford, Herts, CM23 4PF for Mr Mark Pettit**

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**Date of Receipt:** 10.06.2010

**Type:** Full – Other

**Parish:** BISHOP’S STORTFORD

**Ward:** BISHOP’S STORTFORD – SILVERLEYS

**RECOMMENDATION**

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

1. 1T121 – Three year time limit
2. 2E133 – Matching materials

**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 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 located within the built-up area of Bishop’s Stortford as shown on the attached OS extract.
- 1.2 The application property is a two storey semi-detached dwelling, situated within Blenheim Court which is located off Burley Avenue. The property has its own single storey attached garage which adjoins the neighbouring dwelling at No. 25 Blenheim Court.
- 1.3 The proposal is for a single storey rear extension. The proposed extension would be 5.3 metres wide, 3.6 metres in height with a sloping roof and would project 3.6 metres from the rear elevation of the dwelling. It is proposed that the extension would benefit from 2no. rooflights and the materials of construction would match the existing dwelling.
- 1.4 This application is being reported to committee as the applicant is related to an Officer of the Council.

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### **2.0 Site History**

2.1 There is no relevant planning history at the application site.

### **3.0 Consultation Responses**

3.1 No consultation responses have been received.

### **4.0 Town Council Representations**

4.1 At the time of writing no comments have been received from Bishop's Stortford Town Council.

### **5.0 Other Representations**

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

5.2 No letters of representation have been received.

### **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**

7.1 The main considerations concerning this application relate to the impact of the proposed extension on the character and appearance of the existing dwelling, surrounding area and the amenities of adjoining neighbouring occupiers.

7.2 The proposed single storey extension, which would be limited in depth and height, would be located at the rear the dwelling. The proposed extension would benefit from a lean-to roof with 2no. rooflights over and would be partially screened by an existing timber fence which surrounds the boundary of the property. It is considered that the proposed extension would be modest in size and would be sympathetic to the character and appearance of the existing dwelling. As the proposed extension would be located at the rear of the dwelling and would be limited in size, it is considered that the proposal would not be detrimental to the character and appearance of the surrounding area.

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7.3 The flank wall of the proposed extension would be sited approximately 2.6 metres from the boundary with the adjacent property No. 25 Blenheim Court, along which runs a timber fence. At the point closest to the boundary with the neighbouring property the extension would project 2.2 metres beyond the rear of the garage which runs along the boundary. Having regard therefore to the depth of the extension at this point, its single storey height and the distance to the boundary it is considered that the proposed extension would not result in any unacceptable impact upon the amenities of the adjacent neighbour.

### **8.0 Conclusion**

8.1 In summary, for those reasons outlined above it is considered that the proposed development would be acceptable in this instance.

8.2 It is therefore recommended that in accordance with Policies ENV1, ENV5 and ENV6 of the East Herts Local Plan, permission be granted subject to the conditions set out above.