

Agenda Item 5k

3/10/0701/FP – Two storey rear and side extensions following demolition of existing garage, single storey side extension following demolition of existing conservatory, raising of existing roof ridge line, insertion of dormer windows and rooflights and cladding of existing property with weatherboarding and render at The Bungalow, Dane Lodge, Much Hadham, SG10 6JG for Mr and Mrs Guy-Williams

Date of Receipt: 27.05.2010

Type: Full – Other

Parish: MUCH HADHAM

Ward: MUCH HADHAM

RECOMMENDATION

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

1. Three year time limit (1T12)
2. Materials of Construction (2E11)

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 GBC3, ENV1, ENV5, ENV6 and Planning Policy Statement 5: Planning for the Historic Environment. The balance of the considerations having regard to those policies and the limited impact of the proposed extensions and alterations on the character and appearance of the rural area is that permission should be granted.

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1.0 Background

- 1.1 The application site is located within the Rural Area beyond the Metropolitan Green Belt, to the east of the settlement of Much Hadham as shown on the attached OS extract.
- 1.2 The application property, known as The Bungalow, is a detached chalet bungalow of red brick construction. The bungalow is characterised by its steeply pitched gable end roof and red brick exterior. The dwelling is sited along a private access road and is set some 50 metres back from the highway. The Bungalow is set within its own grounds and is encompassed by mature boundary landscaping. To the south of the site

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is a detached, 2 storey Grade II Listed dwellinghouse known as Dane Bridge House.

- 1.3 This application seeks planning permission for two storey rear and side extensions, a single storey side extension following the demolition of the existing conservatory and the insertion of two dormer windows and seven rooflights. The proposal also involves raising the roof ridge line of the existing bungalow by 1.4 metres and cladding part of the dwelling in weatherboarding.
- 1.4 The proposed two storey rear extension, which would replace the existing single storey rear extension, would be 3.2 metres in depth and has been designed with a pitched roof, set lower than that of the main dwelling by 0.5 metres. The proposed 2 storey side extension would also retain a set down from the roof ridge line of the main dwelling, would be 2.1 metres in width and 5.4 metres in depth. It too would have a pitched roof with a similar design to that of the existing dwelling. The overall height of the existing dwelling would be raised by 1.4 metres to reach a height of 7.5 metres.

2.0 Site History

- 2.1 The relevant planning history at the application site is as follows:-

LPA Reference	Description	Decision
3/56/1441/FP	Conversion of existing outbuilding into a two bed bungalow.	Approved with conditions.
3/05/0011/FP	Conversion of single storey garage into a habitable room and erection of new detached double garage, sited 16 metres to the front of the dwelling.	Refused planning permission due to the proximity of the proposed detached garage to trees within the site that are of significant amenity value.

- 2.2 It should also be noted that the property benefits from an existing conservatory, a single storey rear extension and a 'box' style dormer window. These elements however do not appear to be part of the original dwellinghouse but constructed under Permitted Development.

3.0 Consultation Responses

- 3.1 The Council's Conservation Officer has commented that the only aspects of the proposal that may have a potential impact upon the

setting of the adjacent listed building are raising the roof ridge line of the existing dwelling, the single storey side extension and the insertion of rooflights that would face the Grade II Listed Heritage Asset. The Conservation Officer further comments that due to the mass, scale and alignment of the proposed development, it would not have a detrimental impact upon the setting of the adjacent Grade II Listed property known as Dane Bridge House. Planning permission is therefore recommended to be granted.

4.0 Parish Council Representations

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

5.0 Other Representations

5.1 The applications have been advertised by way of site notice and neighbour notification.

5.2 One letter of representation has been received from Dane Bridge House. The owners comment that the proposed replacement conservatory would not be in keeping with the character and appearance of the area and are concerned that the proposed rooflights to be sited in the south elevation of the proposed extension and the dwelling will impact on their privacy. They further raise concerns that there may be insufficient space for on site traffic and comment that construction traffic could possibly damage the drive, the gates, the barn and the strip of lawn either side of the drive.

6.0 Policy

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

GBC3	Appropriate Development in the Rural Area Beyond the Green Belt
ENV1	Design and Environmental Quality
ENV5	Extensions to Dwellings
ENV6	Extensions to Dwelling – Criteria

In addition to the above it is considered that Planning Policy Statement 5 – Planning for the Historic Environment forms a material consideration within this application.

7.0 Considerations

7.1 The relevant planning considerations in respect of these applications are:-

- The principle of development within the Rural Area;
- The impact on the amenities of neighbouring residential occupiers;
- The impact on the setting of the adjacent listed building.

Principle of development

7.2 The application site is located within the Rural Area beyond the Metropolitan Green Belt wherein planning permission will not be given for the construction of new buildings for purposes other than those specified within Policy GBC3. Whilst there is no objection in principle to limited extensions and alterations to dwellings within the Rural Area, Policy ENV5 expects extensions to dwellings which fall outside the main settlements and Category 1 and 2 Villages 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 It has been calculated that the floor area of the original dwelling was approximately 125m² however, the dwelling has benefited from extensions and alterations over time. These extensions will however be demolished to allow the construction of the extensions within this proposal. The proposed two storey rear extension, which would replace the existing single storey rear extension; the proposed two storey side extension that would replace the existing single storey garage; the proposed replacement conservatory, together with the additional floorspace created by raising the roof of the property and the insertion of two dormer windows would result in an increase of approximately 100m² in the floor area of the original dwelling which would represent an increase of approximately 80% in the floor area of the original dwelling. Officers consider that this increase in size cannot be considered as 'limited extensions' to the dwelling and would form a departure from the Local Plan. It is therefore necessary to consider whether in this case the proposed extensions would cause harm by reason of inappropriateness to the character and the openness of the Rural Area.

7.4 Having regard to the modest size and scale of the individual 2 storey side and rear extensions and the single storey rear extension and their appropriate siting and design, it is considered that the proposed extensions are individually of a limited extent. Taking into account that

the roof ridge lines of the proposed 2 storey extensions would be set down from the main roof ridge line, the extensions would appear proportionate and subservient to the existing building. It is therefore considered that the proposed extensions would not have a harmful impact upon the character and appearance of the existing dwelling and would preserve the open qualities of the surrounding Rural Area.

- 7.5 This application also proposes to raise the roof of the existing chalet bungalow to form a larger first floor space. The height of the resultant dwelling would be approximately 1.4 metres greater than the height of the original dwelling and would still retain a similar, pitched roof design as the existing bungalow. Whilst increasing the height of the existing dwelling would result in the property being more visible within the Rural Area, taking into account the suitable design of the resultant building, that the increase in height is modest in relation to the height of the existing dwelling, and the mature landscaping that borders the site, I consider that the proposal will therefore have limited impact on the character and appearance of the existing dwelling and will not intrude into the openness of the Rural Area.
- 7.6 The proposal also involves inserting two dormer windows. Both windows have been designed with pitched roofs to match the design of the existing dwellinghouse and have been set down from the roof ridge line of the dwellinghouse. One of the proposed dormer windows would replace the existing large 'box' style dormer window sited in the northern elevation of the dwelling; the second dormer window would be sited in the proposed 2 storey side extension. The proposed rooflights would be sited in both flanks of the dwelling and in the roofspace of the proposed 2 storey extensions. It is considered that the proposed dormer windows and rooflights are limited in size, scale and extent, are of a design that would be in keeping with the character and appearance of the existing dwelling and would not dominate the roof space of the dwellinghouse. Furthermore, it is considered that the replacement of the 'box' dormer window would result in a proposal that would be more in keeping with and sympathetic to the character and appearance of the existing dwelling and the surrounding Rural Area.
- 7.7 This application also proposes to clad part of the existing dwelling and the proposed extensions in weatherboarding and render; it is noted that the existing dwelling has a red brick exterior. Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) requires any materials to be used in the enlargement, improvement or alteration of the property to be of a similar appearance to those used in the construction of the exterior of the dwelling. Officers consider that rendering the existing property and

cladding it in weatherboarding will alter the existing appearance of the property and therefore such alterations require planning permission. However, Officers consider that rendering the property in cream, and cladding parts of the external ground floor walls in weatherboarding would improve the character and appearance of the existing property and would minimise its visual impact upon the rural qualities of the locality.

- 7.8 Taking into consideration those reasons outlined above, it is considered that, whilst the proposed development would result in extensions that are not considered to be 'limited' in the Rural Area, the proposed extensions and roof alterations would not be harmful to the character and appearance of the existing dwellinghouse or the openness of the surrounding Rural Area.

The impact on the setting of the adjacent listed building

- 7.9 Concern has been expressed by the occupiers of Dane Bridge House that the proposed single storey side extension that would replace the existing conservatory would be out of keeping with the setting of the Listed Building. It is acknowledged that the proposed extension differs in design from that of the existing conservatory. However, it is noted that the footprint and the height of the proposed extension would be the same as that of the existing conservatory. It is also Officer opinion that the extension, which will be weatherboarded, will improve the character and appearance of the existing conservatory which has been constructed in white UPVc. It is therefore considered that the proposed single storey side extension, having regard to the above, and the comments from the Conservation Officer would not have a harmful impact upon the setting of the adjacent Grade II Listed Building known as Dane Bridge House.

The impact on the amenities of neighbouring residential occupiers

- 7.10 Turning to neighbour amenity, the comments and objections raised from the occupiers of Dane Bridge House have been noted. However, taking into account that the extension would retain some 25 metres to the rear elevation of Dane Bridge House, and that the rooflights within the roofspace of the dwelling would be set at 1.6 metres above the first floor room level, I do not consider that the proposed extensions would create an unacceptable impact upon neighbouring amenity from loss of privacy, overlooking or similar to warrant refusal of the application.

8.0 Conclusion

- 8.1 Having regard to the above, it is considered that the proposed development would not be detrimental to the openness or rural character of the surrounding Rural Area; the character and appearance of the existing dwelling; the amenities of neighbouring property or the setting of the adjacent listed dwelling.
- 8.2 It is therefore considered that there are circumstances in this case to allow permission to be granted contrary to Policy GBC3 of the East Herts Local Plan, and it is therefore recommended that planning permission be granted subject to the conditions which are outlined at the head of the report.

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