

Agenda Item 51

3/10/0985/FP – Raise roof and insert 4no. dormers to create first floor accommodation, new front bay window and conversion of garage to habitable room at Elm Side, Horseshoe Lane, Great Hormead, Buntingford, Herts, SG9 0NQ for Mr David White

Date of Receipt: 09.06.2010

Type: Full – Other

Parish: HORMEAD

Ward: BRAUGHING

RECOMMENDATION

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

1. 1T12 – Three year time limit
2. 2E12 – Sample of 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 the saved policies of the East Herts Local Plan Second Review April 2007), and in particular policies GBC3, ENV1, ENV5, ENV6 and TR7. 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 Rural Area Beyond the Green Belt on the Western edge of the village of Great Hormead as shown on the attached OS extract.
- 1.2 The application property is a detached bungalow which benefits from off-street parking for between 2 and 3 vehicles. There is a large garden area at the side and rear of the property which is predominantly laid-to-lawn and screened by a mature leylandii hedgerow around the side and rear boundaries of the site.
- 1.3 The proposal is for the raising of the roof and insertion of 4no. dormer windows to create first floor accommodation; new front bay window and conversion of the garage to a habitable room. A new brick built chimney is also proposed along the Western elevation of the dwelling and the existing front chimney would be demolished. It should be noted that the demolition of the existing chimney and the conversion of the existing garage into a

3/10/0985/FP

habitable room would not be subject to the grant of planning permission.

- 1.4 The proposed roof enlargement would result in a steeper pitched roof and would increase the height of the dwelling from 4.4 to 7.1 metres. Two dormer windows would be situated within each roof slope providing habitable accommodation at first floor level for a shower room, bathroom and two bedrooms.

2.0 Site History

- 2.1 Planning permission was refused for a detached garage and store (LPA Ref: 3/10/0984/FP) as it was considered that the size, scale and siting of the building would be unduly prominent and incongruous within the surrounding street scene to the detriment of the character and appearance of the locality, contrary to Policies ENV1 and ENV5. There is no other relevant planning history at the application site.

3.0 Consultation Responses

- 3.1 County Highways does not wish to restrict the grant of planning permission subject to a hard surfacing condition for vehicular parking areas.

4.0 Parish Council Representations

- 4.1 No representations have been received from Hormead Parish Council at the time of writing.

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:-

GBC3	Appropriate Development in the Rural Area Beyond the Green Belt
ENV1	Design and Environmental Quality
ENV5	Extensions to Dwellings
ENV6	Extensions to Dwellings – Criteria
TR7	Car Parking – Standards

7.0 Considerations

7.1 The determining issues in relation to this application are as follows:

- The principle of development within the Rural Area;
- The impact of the proposal on the character and appearance of the existing dwelling and surrounding area;
- The provision of off-street vehicular parking;
- The impact of the proposal on the amenities of adjacent neighbouring occupiers.

Principle of Development

7.1 The application site is located within the Rural Area, wherein limited extensions and alterations to dwellings will be permitted provided that any extension or outbuilding will 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, in accordance with Policies GBC1 and ENV5.

7.2 It has been calculated that the floor area of the original dwelling is approximately 121 square metres (sq.m) however, the proposed raising of the roof and 4no. dormer windows would result in an increase in the floor area of the original dwelling by approximately 100 per cent. It is therefore considered that the resulting increase in the size of the original dwelling would form a departure from Policies GBC3 and ENV5 the Local Plan.

7.3 Elm Side is a modest sized bungalow which is located within a spacious site, which is well screened by mature boundary landscaping and located on the edge of Great Hormead village. The proposed raising of the roof would provide additional accommodation at first floor level, enabling more habitable rooms at ground floor level and an increase in the number of bedrooms from 2 to 3 which would be provided in the roof space. It is acknowledged that the proposed development would substantially increase the floor area of the dwelling. However, the additional accommodation would be contained within the roof space and therefore would retain the low key appearance of the existing bungalow. It is therefore considered that the limited increase in the number of bedrooms and the modest level of extensions proposed are material considerations in the determination of this application.

The impact of the proposal on the character and appearance of the existing dwelling and surrounding area

- 7.4 The proposed enlargement of the roof, which would result in a steeper pitched roof and larger roof slope, would alter the visual appearance of the existing dwelling. However, it is considered that the clipped roof form and modest dormer windows would retain the low key character and appearance of the existing bungalow. Furthermore, it is considered that the height of the resulting dwelling would not exceed 7.0 metres and taking into consideration the varied housing stock within Great Hornead, which ranges from bungalows, to two storey semi-detached and detached dwellings, it is considered that the proposal would not be detrimental to the openness, character or appearance of the surrounding area.
- 7.5 Turning to the design of the proposed extensions, it is considered that the proposed bay window would be modest in size and would add interest to the front elevation of the dwelling. The proposed chimney would not exceed the height of the roof of the enlarged dwelling and would replace the chimney at the front of the dwelling, therefore enhancing the design and character of the dwelling. It is considered that the dormer windows would be limited in size and sited comfortably within the roof slope, in accordance with Policy ENV6. It has been noted that the ground floor windows would not be in alignment with the dormer windows. Although it is considered that a more uniform appearance would be more sympathetic to the character and appearance of the dwelling, it is considered that the current proposal would not be unacceptable nor warrant the refusal of the application.
- 7.6 Having regard therefore to the limited impact of the proposed extensions on the character and appearance of the Rural Area and the considerations outlined in paragraph 7.3 of this report, it is considered that special circumstances exist in this case that would justify the grant of planning permission.

The provision of off-street vehicular parking

- 7.7 It has been noted that the existing paved driveway would be retained which would provide sufficient off-street parking for a dwelling of this size, in accordance with Policy TR7. It has been noted that County Highways have raised no objections to the proposal subject to conditions. However, it is considered that these conditions would not be reasonable in this case, as no changes have been proposed to the existing access and driveway.

The impact of the proposal on the amenities of adjacent neighbouring occupiers

- 7.8 The property is surrounded by allotments and agricultural land to the South and West. The adjoining neighbouring dwelling to the East, No. 1 Jubilee Cottages is set forward some 3.5 metres from the front of the application property with a space of approximately 8 metres remaining between the flank of the application property and the neighbouring dwelling. As such, it is considered that the proposed enlargement of the roof, including the insertion of dormer windows and a first floor glazed double doors to the rear, would not be detrimental to the amenities of adjacent occupiers. Furthermore, the application property is well screened by mature boundary landscaping which would restrict views of the proposed development from the surrounding area.

8.0 Conclusion

- 8.1 In summary, it is considered that the proposed development would be acceptable in this instance and that special circumstances exist to outweigh the harm, by reason of inappropriateness, within the Rural Area. It is recommended therefore that permission be granted subject to the conditions set out above.

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