

**5n 3/11/1628/FP - Proposed single garage at Cow Pasture, Church End, Albury, SG11 2JQ for Mr E During**

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**Date of Receipt:** 14.09.2011

**Type:** Full – Other

**Parish:** ALBURY

**Ward:** LITTLE HADHAM

**RECOMMENDATION:**

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

1. Three year time limit (1T12)
2. Approved plans (1A; 2A) (2E10)

**Summary of Reasons for Decision**

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 GBC3, ENV1, ENV5 and ENV6. The balance of the considerations having regard to those policies and the limited impact of the building on the openness and character of the Rural Area is that permission should be granted.

\_\_\_\_\_(162811FP.SE)

**1.0 Background:**

- 1.1 The application site is shown on the attached OS extract.
- 1.2 This proposal is for the erection of a single detached garage to be located to the west of the dwelling known as Cow Pasture, which is located to the east of the settlement of Albury. The dwelling is sited in an isolated location at the junction of two highways, with the nearest property being the grade II listed Church Cottages at an estimated 100 metres to the northwest. The application site is also located within an Area of Archaeological Significance and the Rural Area Beyond the Metropolitan Green Belt as designated in the Local Plan.
- 1.3 The proposed garage is 6.1 metres in depth, 3.1 metres in width and have a height to the eaves of 2.3 metres. The roof height is to be 3.8 metres to the ridge, and is to have a ridge length of 7 metres, resulting in an overhang of 0.9 metres to the front.

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### **2.0 Site History:**

2.1 The development history of the site can be summarised as follows:

- 3/01/0843/FP – Conversion of loft with first floor extension and dormers to bedrooms and bathroom (Approved)
- 3/06/2463/FP – Proposed single storey end extension (Approved)

### **3.0 Consultation Responses:**

3.1 The County Archaeologist considers that in this instance this proposal is unlikely to have an impact upon significant heritage assets.

### **4.0 Parish Council Representations:**

4.1 At the time of writing no representations have been received from Albury Parish 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 'saved' Local Plan policies in this application include the following:

- GBC2 The Rural Area Beyond the Green Belt
- 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

### **7.0 Considerations:**

7.1 The application site is located within the Rural Area beyond the Green Belt, wherein limited extensions and alterations to dwellings will be permitted in accordance with policies GBC3 and ENV5 of the Local Plan. Policy ENV5 states that the erection of outbuildings will be expected to be of a size and scale that would either by itself, or cumulatively with other extensions to the original dwelling, not disproportionately alter the

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size of the original dwelling nor intrude into the openness or rural qualities of the surrounding area.

- 7.2 Extensions to the original dwelling (which measures approximately 94.5m<sup>2</sup> in floor area), were granted permission in 2001 and 2006 (3/01/0843/FP and 3/06/2463/FP respectively) resulting in an estimated 81% increase in floor area over that of the original dwelling. This current proposal would have a floor area of 19m<sup>2</sup> resulting in a cumulative increase in floor area of an approximate 101%. Such an increase cannot be considered as 'limited', and it is therefore necessary to consider whether special circumstances exist in this case to warrant a departure from policy.
- 7.3 Officers consider that this proposed garage is of a limited size and scale and sited in a suitable location adjacent to the dwelling and screened by established soft landscaping. The garage building would therefore have a low key appearance within the surrounding landscape. The design of the garage shares the simplistic appearance of the dwelling, but offers some character through the overhanging roof and gable detail. It is therefore the opinion of Officer's that due to the size, scale, siting and design of the proposed garage, the building would not intrude into the openness or rural qualities of the surrounding area, and it is therefore considered due to the limited harm associated with the proposed development that there are reasons in this case to allow a departure from policy.

### **8.0 Conclusion:**

- 8.1 Officers consider that, although the cumulative increase in the floor area of this proposed garage together with previous extensions undertaken to the dwelling could not be considered as 'limited' extensions as required by policies GBC3 and ENV5, in this case the size, scale, siting and design of the building is considered to be appropriate. The proposed building would not intrude into the openness or rural qualities of the surrounding area or result in harm to the character and appearance of the area. Furthermore the proposal would not result in any harm to the character and appearance of the dwelling or its setting.
- 8.2 It is therefore considered that whilst the proposal does not accord with policies GBC3 and ENV5 of the Local Plan there are special circumstances in this case to allow a departure from policy. It is therefore recommended that permission be granted subject to the conditions set out above.