

**5m 3/11/1828/FP – Single storey rear extension at Clapgate Cottage, Clapgate, Albury, SG11 2JN for Mr G Russell**

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**Date of Receipt:** 14.11.2011

**Type:** Full - Other

**Parish:** ALBURY

**Ward:** LITTLE HADHAM

**RECOMMENDATION:**

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

1. Three Year Time Limit (1T121)
2. Approved plans (2E102)(insert:- H8660/01 B, H8660/02 B and H8660/04)

**Directive:**

1. Other legislation (01OL1)

**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 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 harm to the character and appearance or openness of this rural site from the development, is that permission should be granted.

\_\_\_\_\_ (182811FP.MP)

**1.0 Background:**

- 1.1 The application site is shown on the attached OS extract. The property is a semi-detached house with red bricks and white fenestration. The building is at an elevated position to the road with a significant sloping roof and a cat-slide dormer on the frontage. The property is located within the small hamlet of Clapgate.
- 1.2 The proposed extensions include the provision of a rear extension to the dwelling with a footprint of 10.5metres at a height 3.8metres.
- 1.3 The property has benefited from a previous 2 storey side extension which has increased the size of the dwelling almost twofold. The

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proposed ground floor extension increases the size of the original dwelling further and this additional floor space increase therefore exceeds what might be considered 'limited' in policy terms. It is for this reason that the application has been referred to the Committee for a decision.

### **2.0 Site History:**

- 2.1 Planning permission was granted within LPA reference 3/74/1179/FP and 3/75/0693/FP for 2 storey side extensions. Those permissions were both for similar developments but Officers understand that permission reference 3/75/0693/FP was implemented.
- 2.2 A later permission, LPA reference 3/80/1393/FP, approved a two storey rear extension which was not implemented.

### **3.0 Consultation Responses:**

- 3.1 Thames Water comment that surface water drainage is the responsibility of the developer, to make proper provision for drainage to ground, water courses or a suitable sewer. It is recommended that storm water flows are attenuated or regulated into the receiving public network through on or off site storage.

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

- 4.1 No comments 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 One letter of representation has been received from a neighbouring property which raises concerns with the impact of the construction of the development. The letter also raises concern that, if the extension rises above the boundary fence that there may be harm to the surroundings.

### **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 Dwellings – Criteria

## **7.0 Considerations:**

- 7.1 The main planning considerations relate to the principle of development and its impact on the character and appearance of the dwelling, its rural surroundings and on neighbour amenity.

### Principle of development

- 7.2 As the site lies within the Rural Area, the principle of development is assessed under policy GBC3 of the East Herts Local Plan Second Review April 2007. Under part (c) of this policy, consideration is given as to whether this proposed extension can be considered as “limited” and whether it accords with the criteria of policy ENV5. The principle objective of this policy is to limit the impact an extension may have on the character and appearance of an existing dwelling, both in itself and in relation to any adjoining dwelling and on the appearance of the locality. Whilst the principle of extending a dwelling is generally acceptable, the main concern lies with the effect of extensions on the general maintenance of a supply of smaller dwellings outside of the main towns and settlements, and also with the cumulative impact of development in the countryside.
- 7.3 The history of the site reveals that planning permission has been granted for extensions to the dwelling in the mid 1970s. A two storey side extension has subsequently been constructed. That extension increases the size of the original dwelling by some 152%. That extension does not therefore represent a limited extension and the extension now proposed will increase the floor area of the property further. In this respect the proposed development does not accord with policy GBC3(c).
- 7.4 However, Officers consider that the main planning issues should focus on how the proposed extensions would impact on the character, appearance and open, rural nature of the site and surroundings.

### Impact on surrounding area/amenity

- 7.5 The proposed extension is to the rear of the property and at a maximum height of 3.8metres. The extension is modest in terms of its proportions and height and is considered to relate well to the proportions and character of the existing dwelling. The proposed extension is, in this way, considered to be of an appropriate size, scale, form and design that does

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not result in significant harm to the character or appearance of the dwelling.

- 7.6 The proposed extension is to the rear, at a modest height which will sit below the fence height of the neighbouring property and that of the boundary fence to the west. The proposed extension will not therefore be significantly visible from the surrounding area and will not result in significant harm to the character and appearance of the surroundings or rural area.
- 7.7 Having regard to the above considerations, Officers are of the opinion that the rear extension is of an appropriate size, scale, form and design such that it would not result in significant harm to the character, appearance or openness of the rural site.

#### Neighbour amenity considerations

- 7.8 Having regard to the relationship of the dwelling to neighbours, there will not be a significant impact on neighbour amenity that would warrant the refusal of the application.

#### Conditions

- 7.9 The proposed plans indicate materials of construction which Officers consider are appropriate to the context of the building; accordingly, no conditions relating to this issue are required.

### **8.0 Conclusion:**

- 8.1 Officers consider that the amount of development proposed cannot be considered as 'limited', and is therefore contrary to policy GBC3 of the Local Plan. However, as the proposed extension is considered to be appropriately designed, and will not result in significant harm to the character and appearance of the dwelling or the rural setting, it is recommended that planning permission be granted.