

5i **3/11/2019/FP – Two storey side extension at Wheatfields, Kettle Green Road, Much Hadham SG10 6AF for Mr C Sullivan**

Date of Receipt: 22.11.2011

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 (1T121)
2. Approved plans (2E102) (insert:- 2391112, 2391113, 2391113 [extract] and 2391114,)
3. Matching Materials (2E133)

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 the Rural Area is that permission should be granted.

_____ (201911FP.FM)

1.0 Background:

- 1.1 The application site is shown on the attached OS extract. The property is a substantial detached house with brickwork and a slate roof and has been designed in a Gothic style. The building is set within spacious grounds and is located within the Rural Area, to the west of the main settlement of Much Hadham.
- 1.2 The proposal seeks permission for the provision of a two storey side extension, attached to the north flank elevation of the existing dwelling, with a footprint of 17.5 sq.metres. The proposed extension would be

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rectangular in shape with a round, turret feature and would be set down from the highest part of the roof ridge line of the existing property by 0.5metres.

- 1.3 The property has benefited from a previous single storey side extension and two storey side and rear extensions which have increased the size of the dwelling almost twofold. The extension within this proposal 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 3/55/0669/FP for the construction of Wheatfields.
- 2.2 A later permission, LPA reference 3/91/0895/FP, approved two storey rear and side extensions.
- 2.3 In 1995 under LPA ref. 3/95/0844/FP, planning permission was granted for single storey rear and side extensions.
- 2.4 A year later in 1996 within LPA reference 3/96/0574/FP, planning permission was granted to demolish an existing rear structure and rebuild it.
- 2.5 Planning permission was granted in 2003 (3/03/1450/FP) for a single storey side extension and in 2004 (3/04/0014/FP) for an underground swimming pool. These permissions were not implemented but were granted planning permission again under LPA references 3/08/0965/FP and 3/08/0966/FP respectively. Neither of these permissions have been implemented.

3.0 Consultation Responses:

- 3.1 County Highways comment that this application will not impact upon highway safety or capacity and would not affect parking within the site, or the existing vehicle access arrangements.

4.0 Parish Council Representations:

- 4.1 Much Hadham Parish Council have commented that they do not object to the proposal but raise concerns that the proposed extension is sited forward of the existing building line which they consider is already close

to the road. The Parish Council further comment that the applicant has failed to show certain features on the submitted plans, including tennis courts and a pavilion.

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:

- 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 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 an extension to a dwelling will be expected to be of a scale and size that either by itself, or cumulatively with other extensions, would not disproportionately alter the size of the original dwelling nor intrude into the openness or rural qualities of the surrounding area. Within the Rural Area, the Council is concerned about the effect 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. The Council is also concerned 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.

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- 7.3 The history of the site reveals that planning permission has been granted for two storey rear and side extensions in 1991 which increased the size of the dwelling by 43%. In 1996 under LPA reference 3/96/0574/FP, single storey front and side extensions were added to the dwelling. A triple detached garage sited to the front of the property has subsequently been constructed. The proposed extension, together with the extensions added previously to the property would increase the size of the original dwelling by 115% and if the existing triple garage is also taken into account, by some 193%. The proposed 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), and it is therefore necessary to consider whether material considerations exist in this case to warrant a departure from policy.
- 7.4 The proposed extension is modest in terms of its proportions and height, would be set down from the roof ridge line of the main dwellinghouse by 0.5metres and is considered to relate well to the proportions and character of the existing dwelling. The proposed extension is considered to be of an appropriate size, scale, form and design that does not result in significant harm to the character or appearance of the dwelling.
- 7.5 The comments that have been received from Much Hadham Parish Council in relation to the proximity of the proposed extension to the highway, Kettle Green Road, have been noted. Whilst the proposed extension would reach two storeys in height, Officers have taken into account that the north flank elevation of the proposed extension would retain at least 10metres to the north flank boundary and some 18metres to Kettle Green Road; that the proposed extension would retain a set back of 1.5metres from the front building line of the existing dwelling and also the existing mature landscaping that borders the northern boundary which reaches a height of approximately 9metres. 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, the street scene or rural area.
- 7.6 Regard also has to be given to the history of the site and in particular to LPA reference 3/08/0965/FP which granted planning permission in 2008 for the construction of a single storey side extension which has not been constructed. Whilst this extension was single storey in height, it was proposed to project 1.8metres further from the north flank elevation of the property than the extension proposed and as such would have been sited closer to the highway than the proposed extension within this application. It is of also importance to take into consideration that this extension would have increased the size of the property by some 178%;

only 15% less than the extension proposed within this application.

- 7.7 Furthermore, it should also be noted that the extension does not propose to increase the number of bedrooms within the property, but only increase the size of bedroom 2 and increase the size of the dining room at ground floor. The proposed extension would therefore not increase the number of bedrooms in the property or on its own substantially increase the floorspace of the dwelling.
- 7.8 Having regard to the above considerations, Officers are of the opinion that the proposed 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. It is therefore considered that, as outlined above, there are reasons in this case to allow a departure from policy.

Neighbour amenity considerations

- 7.9 Having regard to the relationship of the dwelling to neighbours and the isolated nature of the site, Officers consider that there will be no impact on neighbour amenity.

8.0 Conclusion:

- 8.1 Officers consider that the amount of development proposed cannot be considered as 'limited', and is therefore contrary to policies GBC3 and ENV5 of the Local Plan. However, 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 its rural setting.
- 8.2 It is therefore considered that, whilst the proposal does not accord with policies GBC3 or ENV5 of the Local Plan, there are appropriate reasons in this case to allow a departure from policy. In all other respects the proposal is considered to accord with the relevant policies of the Local Plan. It is therefore recommended that permission be granted subject to the conditions set out above.