

5j 3/11/2185/FP – Conversion of car port to form residential annexe including raising of roof to create first floor accommodation at Bromley House, Bromley Lane, Wellpond Green, SG11 1NW for Mr and Mrs Thompson

Date of Receipt: 21.12.2011

Type: Full – Other

Parish: STANDON

Ward: THUNDRIDGE AND STANDON

RECOMMENDATION:

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

1. Three year time limit (1T121)
2. The residential annexe facility hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Bromley House.

Reason: To ensure the Local Planning Authority retains control over any future residential development and in accordance with Policy ENV8 of the East Herts Local Plan Second Review April 2007.

3. Approved plans (2E102) (insert 10551-LP-001, 10551-P002, 10551-A1-S003)

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, ENV6, ENV8 and TR7. The balance of the considerations having regard to those policies is that permission should be granted.

_____ (218511FP.MP)

1.0 Background:

- 1.1 The application site is situated within the Rural Area Beyond the Green Belt along Bromley Lane, to the south of the settlement of Westland

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Green as shown on the attached OS extract.

- 1.2 The application property is a large detached 2 ½ storey dwelling constructed in red brick with white fenestration. The property is set back from the road frontage and accessed via a gravel driveway. There are two outbuildings to the north of the property, a detached double car port, with a pyramid roof and dovecote, and a larger outbuilding which serves a double garage with a garden room and storage space. The property is situated within a large site with some soft landscaping to the western boundary which screens the development from the road frontage.
- 1.3 The proposal involves the conversion of the existing double car port into a residential annex. Combined with the proposal is an increase in the ridge height of the building by approximately 1metre. The proposed works would provide residential accommodation which would include 1 bedroom with ensuite at first floor and an open plan living room, kitchen and dining area at ground floor. The building is located eight metres to the north of the dwellinghouse.

2.0 Site History:

- 2.1 Planning permission was granted, within LPA reference 3/04/0229/FP, for a replacement dwelling and two outbuildings. That permission reflects the built form currently on site.
- 2.2 Planning permission has also recently been granted for a single storey rear extension within LPA reference 3/11/0665/FP. At the time of Officers site visit that development had not been implemented.

3.0 Consultation Responses:

- 3.1 Hertfordshire County Highways does not wish to restrict the grant of permission. Sufficient parking and turning areas are retained within the site and trip-generation for the proposed development is not likely to be significant – the Highways Authority therefore have no grounds to justify refusal of planning permission.

4.0 Parish Council Representations:

- 4.1 No comments have been received from Standon Parish Council.

5.0 Other Representations:

- 5.1 The application has been advertised by way of site notice and neighbour

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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
ENV8	Residential Annexes
TR7	Car Parking – Standards

7.0 Considerations:

7.1 The determining issues in this case relate to Local Plan policy regarding the principle of development, the appropriateness of the residential annexe (policy ENV8), the impact of the proposed development on the character of the area and the building and parking issues.

Principle of development

7.2 The application site is situated within the Rural Area Beyond the Green Belt, wherein permission will be given for limited extensions and alterations to dwellings provided an extension to a dwelling or the erection of outbuildings is 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 GBC3 and ENV5 of the Local Plan.

7.3 As indicated above, the main dwelling itself has benefited from a recent permission for a single storey rear extension. That is however the only extension that has been granted planning permission and the proposal in this application will only provide an additional 36 square metres of or so of additional floor area. Taking into account the limited floor area increase of the building and the single storey extensions granted to the existing dwelling Officers are of the opinion that the proposed extension represents a limited extension in accordance with policies GBC3 or ENV5 of the Local Plan.

Residential annexes

- 7.4 With regards to the conversion and extension of the building to provide a residential annexe, Policy ENV8 permits the conversion of an existing outbuilding to a residential annexe or the provision of an annexe where the outbuilding is of a design and structure in keeping with the existing dwelling and locality; the size of the outbuilding is compatible with the requirements of the annexe; the outbuilding is appropriately located in relation to the main dwelling; and sufficient space to park vehicles for both parts of the dwelling is available and appropriately located within the curtilage of the site.
- 7.5 However, the proposals in this application involve more than the conversion of the existing outbuilding, what is proposed is a roof extension to the outbuilding to provide the annexe accommodation which therefore fails to meet criteria ENV8(II). The proposal therefore represents a departure from Policy ENV8 in that respect and it is for this reason that the application has been reported to the Development Control committee.
- 7.6 Despite not fully complying with policy ENV8, in terms of representing a complete conversion of an outbuilding, Officers consider that the annexe proposal in this application is sited in an appropriate location in relation to the main dwelling and would therefore be capable of being used as an integral part of the use of main dwelling on the site. Officers consider the proposed level of accommodation to be appropriate for an annex use. Taking this into account and with regard to the juxtaposition of the building with the dwelling house, Officers are of the opinion that the annexe will be used as an integral part of the main dwelling.
- 7.7 The sharing of the garden area, parking, access and the siting of the annexe with the dwelling, ensures that a good relationship is maintained between the dwelling and the annexe. Officers consider that the use of the annexe would remain dependent upon the main dwelling and a condition to require the use to be ancillary to the existing residential unit would be sufficient to control its use and prevent the annexe being used as an independent unit.
- 7.8 In this instance it is considered by Officers that the annexe would not conflict with the aims of Policy ENV8 to provide ancillary accommodation within the curtilage of an existing house that would not be detrimental to the surrounding area.
- 7.9 Policy ENV8 expects there to be sufficient parking for both the existing dwelling and the annexe within the site. The proposal results in the loss

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of two parking spaces within the car port. However, there is a significant front driveway space that can accommodate a number of vehicles; Officers are therefore satisfied that there is sufficient provision for parking.

Character and appearance

- 7.10 In terms of the appearance of the development, this involves an increase in the height of the building by approximately 1 metre. Whilst the scale of the building will be increased, the overall form and design of the building will remain largely as existing. The resultant building remains subordinate to the main dwelling and the hierarchical relationship between dwellinghouse and outbuildings will be retained. The design of the resultant building from the road frontage is acceptable, with the provision of brick recesses do assist in adding detail and interest to the façade. The proposed east elevation involves the provision of small inset dormer windows within the roof slope which appear slightly out of proportion with the pyramid roof slope. However, the existing dwelling benefits from similar dormers and this elevation of the building will not be visible from the road frontage. On balance therefore, the overall design, form and scale of the resultant building is considered to be acceptable and will not result in significant harm to the character and appearance of the building, adjoining dwellinghouse or surroundings.

Neighbouring Amenity

- 7.11 It is considered that Bromley House is situated within a large site which is located some 60 metres away from the nearest neighbouring dwelling, known as Sunfield, to the south of the application site. As such, it is considered that the proposed development would not be detrimental to the amenities of nearby neighbouring occupiers.

8.0 Conclusion:

- 8.1 The proposed annexe as a detached building from the main dwelling, although contrary in part to policy ENV8 would not, in the view of Officers be inappropriately located in relation to the existing house or be detrimental to the character and appearance of the area. It is considered that it would not conflict with the aims of Policy ENV8 to provide ancillary living accommodation.
- 8.2 Having regard to the above considerations it is recommended that planning permission is granted subject to the conditions at the head of this report.