

5n 3/12/0051/FP – Two storey side and single storey rear extensions at 3, Abbottsfield Cottages, Fanhams Hall Road, Wareside, SG12 7RY for Mr Mahmoud

Date of Receipt: 19.01.2012

Type: Full – Other

Parish: WARESIDE

Ward: HUNSDON

RECOMMENDATION:

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

1. Three year time limit (1T12)
2. Approved Plans (2E10) (01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11)
3. Matching Materials (2E13)

Directives:

1. Other legislation (01OL)
2. Bats (32BA)

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, in particular policies GBC3, ENV1, ENV5 and ENV6) and the National Planning Policy Framework. The balance of the considerations having regard to those policies and the limited harm to the character, appearance or openness of this rural area is that permission should be granted.

_____ (005112FP.FM)

1.0 Background:

- 1.1 The application site is located within the Rural Area Beyond the Green Belt as shown on the attached OS extract.
- 1.2 The application property is a two storey semi-detached dwelling that benefits from a large driveway and off-street parking. It is situated within a spacious site which is predominantly laid-to-lawn and is bounded by a

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mixture of hedging and post and wire fencing.

- 1.3 The proposal is for the construction of a two storey side extension and a single storey rear extension and orangery following the demolition of the existing single storey side structure. The proposed two storey side extension would match the roof ridge height of the main dwelling, would project 5 metres from the side of the property and has been designed with a hipped roof. The single storey element would extend 1.2 metres from the rear elevation of the property, would be an integral part of the proposed two storey side extension and has been designed with a mono pitched roof. It is also proposed to construct a rear orangery that would adjoin the rear elevation of the original property, which would have a length of 3 metres and a width of 4 metres. The proposed extensions would provide additional reception rooms at ground floor level and two additional bedrooms at first floor level.

2.0 Site History:

- 2.1 There is no relevant planning history at the application site. However, it is important to note that planning permission was granted at the adjoining property, No.4 Abbottsfield Cottages under LPA reference 3/77/1081/FP for the construction of a 2 storey side extension similar to that proposed within this application.

3.0 Consultation Responses:

- 3.1 Herts Biological Records Centre comment that they do not have any specific biological data for the property but recommend that a precautionary approach is taken to the planned works. In the event of bats being found, HBRC recommend that work must stop immediately and ecological advice taken on how to proceed lawfully.
- 3.2 County Highways does not wish to restrict the grant of permission and comment that the proposal will not have an impact upon highway safety or capacity.
- 3.3 The Council's Engineers have commented that the development appears to show a net increase in the amount of impermeable area being created with consequent increase in the risk of associated flooding to the surrounding area and residences and potential increase within the development. The development could be considered to be in contravention of ENV21 as it is not clear about the method of disposal of additional volumes of surface water.

4.0 Parish Council Representations:

4.1 No comments from Wareside Parish Council have been received.

5.0 Other Representations:

5.1 The applications have been advertised by way of discretionary 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 these applications 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 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;
- The impact on the amenities of neighbouring residential occupiers.

Principle of Development

7.2 The application site is located within the Rural Area, wherein limited extensions and alterations to dwellings will be permitted provided that an extension to a dwelling or the erection of an 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.

7.3 It has been calculated that the floor area of the original dwelling is approximately 109.5m². The proposed two storey side and single storey rear extensions, which would replace the existing single storey side structure (that appears to form part of the original dwelling) would result

in an increase of approximately 97m² in the floor area of the original dwelling which would represent an increase of approximately 89% in the floor area of the original dwelling. Officers consider that this increase in size cannot be considered as 'limited extensions' to the dwelling and would form a departure from the Local Plan. It is therefore necessary to consider whether in this case the proposed extensions would cause harm by reason of inappropriateness to the character and the openness of the Rural Area

- 7.4 No3 Abbottsfield Cottages is a modest two storey dwelling which benefits from spacious front and rear gardens and is set back from the highway by some 14 metres. The proposed extensions will increase the footprint of the original dwelling quite substantially. However, taking into account the proposed design of the two storey side extension and its size and scale in relation to the existing dwelling, and the modest width and depth of the single storey rear extension, it is Officers opinion that the extensions are of a size, scale and siting that would appear proportionate and subservient to the main dwelling. Furthermore, taking into account the design of the extensions, it is considered that they would be appropriate for and sympathetic to the simple character and appearance of this dwelling. The resultant building would therefore still retain a low key visual appearance and would not be detrimental to the character and appearance of the existing dwelling, the character and appearance of the street scene or the openness and rural character of the surrounding area.
- 7.5 It is also material to the consideration of this application that the adjoining dwellinghouse, No4 Abbottsfield Cottages has been granted planning permission for a 2 storey side extension of a similar size, siting and design within LPA reference 3/77/1081/FP. It is also considered that the design and the siting of the 2 storey side extension within this proposal would balance out and complement the 2 storey side extension that has been constructed at No4. It is therefore considered that the extension approved at No4 constitutes a material consideration in the determination of this application at No3.

The impact on the amenities of neighbouring residential occupiers

- 7.6 The proposed 2 storey side extension would retain between 1 and 5.2metres to the eastern flank boundary and between 3.4 and 11metres to the flank wall of the nearest neighbouring property, No2 Abbottsfield Cottages. Taking this into account and the modest size and scale of the proposed single storey rear extension and orangery, it is considered that the proposed development would not be detrimental to the amenities of any neighbouring properties.

7.7 Other matters

The comments from the Council's Engineer have been noted, however, taking into account the proposed increase in the size of the footprint of the building and that extensions could be undertaken to the property under permitted development which would increase the footprint of the dwelling without the need for planning permission, I do not consider that the proposed development would in this case be in contravention of policy ENV21 of the Local Plan.

8.0 Conclusion:

- 8.1 Having regard to the above, it is considered that the proposed development would not be detrimental to the openness or rural character of the surrounding Rural Area; the character and appearance of the existing dwelling or the amenities of neighbouring property.
- 8.2 It is therefore considered that there are particular circumstances in this case which would justify permission being granted contrary to Policy GBC3 of the East Herts Local Plan, and it is therefore recommended that planning permission be granted subject to the conditions which are outlined at the head of the report.