

**5o 3/12/0178/FP – Proposed single storey side/rear extension at Applewood, 7 Ermine Street, Buntingford, SG9 9AZ for Mr R G Hilborn**

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**Date of Receipt:** 30.01.2012

**Type:** Full – Other

**Parish:** BUNTINGFORD

**Ward:** BUNTINGFORD

**RECOMMENDATION:**

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

1. Three Year Time Limit (1T12)
2. Approved Plans (2E10) (include: 10829-P001 Rev A; 10829-P002; 10829-S001)

**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) and the National Planning Policy Framework. The balance of the considerations having regard to those policies and the limited harm to the character and appearance of the rural area is that permission should be granted.

\_\_\_\_\_ (017812FP.SE)

**1.0 Background:**

- 1.1 The application site is shown on the attached OS extract. This proposal is for the development of a single storey side/ rear extension to the above detached dwelling. The dwelling is sited approximately 60 metres north of Park Farm Industrial Estate, just outside of the settlement of Buntingford. It is a chalet bungalow with two dormers and a gabled projection to the front elevation. The dwelling is accessed from Ermine Street.
- 1.2 The proposed extension is to replace an existing car port to the northern flank of the dwelling with a single storey extension that wraps around to the rear. The extension, when viewed from the front elevation is proposed to have a width of 4.28 metres, with a gabled roof form with an eaves height measuring 2.3 metres, and a ridge height measuring 4.8 metres. The depth of the extension is proposed to measure 11.829

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metres, and the overall return to the rear elevation would have a length of 12.6 metres, with a series of varying ridge heights and forms to accommodate the irregular form of the rear extension. The submitted plans indicate that the external materials of construction are proposed to match those of the existing dwelling.

1.3 The application site is located within the Rural Area Beyond the Metropolitan Green Belt.

### **2.0 Site History:**

2.1 The relevant planning history for the site is as follows:

- 3/68/2136/FP – Change of use to builders yard (Refused)
- 3/70/0196/FP – Extension to provide garage and two bedrooms (Approved)
- 3/88/0174/OP - Demolition of existing dwelling and erection of four new houses and garages off a private drive (Refused – Appeal dismissed)
- 3/94/1799/FP - Demolition of dwelling and erection of residential care home for six persons with learning difficulties (Refused)
- 3/95/0199/FP – Extensions and alterations (Approved)

### **3.0 Consultation Responses:**

3.1 No consultation responses have been received.

### **4.0 Town Council Representations:**

4.1 Buntingford Town Council have commented that they have no objections to the proposal

### **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 application site is located within the Rural Area where in Policy GBC3 of the Local Plan states that limited extensions or alterations to existing dwellings in accordance with Policy ENV5 are considered to be appropriate development. Policy ENV5 considers that outside of the main settlements such as Buntingford, extensions to dwellings should respect the character and appearance of the dwelling and any adjoining dwellings and 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.
- 7.2 This dwelling has been extended and altered considerably since 1948. Its original form was a simple bungalow. Approved extensions in 1970 and 1995 (3/70/0196/FP and 3/95/0199/FP) have resulted in the floor space of the existing dwelling being approximately 217% larger than the original dwelling. This current proposal for a single storey side/ rear extension to the existing dwelling would further increase this and therefore result in a cumulative increase of some 300% over that of the original dwelling.
- 7.3 Officers consider that this increase cannot be considered to be limited and cumulatively would be a disproportionate increase to the original dwelling and the proposal is therefore considered to be contrary to policies GBC3 and ENV5 of the Local Plan. Regard should therefore be had to whether material considerations exist in this case to allow a departure from policy, and whether the proposal would be harmful to the openness or rural qualities of the surrounding area.

**Size, scale, siting and design**

- 7.4 The size, scale and form of the existing dwelling are established on this site. The large forward-facing gable approved in 1970 and the raised roof and dormers approved in 1995 now form part of the character of this

dwelling and Officers consider that this significantly enlarged dwelling sits comfortably in such a large plot. Contributing to this acceptability is that the existing dwelling is set back from the highway by approximately 20 metres and is screened by established matured landscaping.

- 7.5 It is Officers opinion that the proposed extension to the side and rear will have sufficient subservience to the size, scale and design of the existing dwelling as to not dominate its current form. The height of the ridge of the proposed side extension does not dominate the form of the existing dwelling and appears as a subservient addition. The rear extension offers a fragmented roof design that will not harm the appearance of the dwelling.
- 7.6 Officers consider therefore that, although the cumulative impact of the extensions to the original dwelling cannot be considered limited, the size, scale, siting and design of the proposed extensions are such that they would not result in harm to the open rural character of the site or the rural area. Having regard therefore to the limited harm associated with the proposed development, including its limited harm on the character and appearance of the rural area, it is considered that there are reasons in this case to allow a departure from policy.

#### Amenity considerations

- 7.7 Due to this dwelling's isolated location within the rural landscape, Officers consider that this proposal will not cause any harmful amenity impacts. This proposal therefore accords with the amenity considerations of policy ENV1 of the Local Plan.

#### Conditions

- 7.8 Together with the standard three year time limit condition for the commencement of development Officers recommend that the materials of construction as detailed on the proposed drawings are satisfactory and therefore it is appropriate to include a condition that states that the development should accord with the approved plans.

### **8.0 Conclusion:**

- 8.1 Officers consider that the amount of development proposed cannot be considered as 'limited', and the proposal is therefore contrary to policy GBC3 of the Local Plan. However, as the proposed extensions are considered to be of an appropriate size, scale and design, and will not result in significant harm to the character and appearance of the rural area, it is recommended that planning permission be granted.