

5L 3/12/0154/FP – Two storey and single storey side extension and single storey front extension at 1 Frogs Hall Lane, Broken Green, Standon, Ware, SG11 1NG for Mr C Roberts

Date of Receipt: 16.02.2012

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 (1T12)
2. Programme of archaeological work (2E02)
3. Approved Plans (2E10) (Insert: 2310 Sheet 1; 2310 Sheet 2; Location Plan)

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, ENV6, BH1, BH2 and BH3) and the National Planning Policy Framework. The balance of the considerations having regard to those policies is that permission should be granted.

_____ (015412FP.SE)

1.0 Background:

- 1.1 The application site is shown on the attached OS extract.
- 1.2 This proposal is for a two storey extension to the above dwelling, together with a single storey side extension and a single storey front extension. The dwelling is located within the Rural Area Beyond the Green Belt, at approximately 830 metres to the east of Standon. The dwelling sits within a collection of three dwellings, namely the application dwelling, 2 Frogs Hall Cottages and Frogs Hall House, all of which are sited adjacent to a minor road set 200 metres from the main A120. The dwelling is also sited within an Area of Archaeological Significance.

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- 1.3 The existing building was developed as a replacement dwelling under planning approval 3/91/0189/FP, together with the neighbouring number 2 Frogs Hall Lane (LPA ref: 3/91/0188/FP). The dwellings are of identical design and proportions, which sit comfortably in their setting. The garage building to the south west of the application dwelling was approved under LPA ref: 3/93/0860/FP.
- 1.4 The proposed two storey side extension is to be 4.7 metres in width, and with a depth, eaves height and ridge height matching those of the existing dwelling. The proposal also envisages a single storey lean-to extension to the flank of the two storey extension extending the overall width of the ground floor of the extension to 7.8 metres. This single storey side extension is to adjoin the existing garage, and is to have an eaves height measuring 2.2 metres in height and a ridge height of 3.4 metres.
- 1.5 The application also includes an extension to the existing porch, elongating it to a length of 5.5 metres.

2.0 Site History:

- 2.1 The relevant planning history for the site is as follows:
- 3/91/0189/FP – Replacement dwelling (Approved)
 - 3/93/0860/FP – Garage/ pump/ changing room building (Approved)

3.0 Consultation Responses:

- 3.1 The County Archaeologist has commented that the proposed development is located within Area of Archaeological Significance No. 99, as identified in the Local Plan.

They therefore consider that the position of the proposed development is such that it should be regarded as likely to have an impact on heritage assets of archaeological and historic interest and they recommend that should permission be granted a condition is attached requiring the implementation of a programme of archaeological works.

4.0 Parish Council Representations:

- 4.1 Standon Parish Council have objected to this proposal on the grounds that they consider it to be overdevelopment of the site.

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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

- 6.2 In addition to the above, the National Planning Policy Framework is also a consideration in the determination of this application.

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, 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 exists in its original form, except for the development of the detached garage as approved in 1993 (3/93/0860/FP). Officers have calculated the floor area of the original dwelling at approximately 126m². The floor area of the proposed extensions together with the floor area of the garage has been calculated at approximately 129m². Therefore the resultant increase in floor area is calculated at approximately 102%.
- 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

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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 Whilst Officers note that the design of the proposed two storey side extension would not be subservient to the original dwelling, it is considered that the size and scale of the proposed extension are such that it respects the character of the original dwelling and would not be harmful to its appearance. It is noted that the proposal will extend the ridge length by 4.7 metres, but having regard to the size of the plot and its relationship to the adjacent dwelling, Officers consider that the proposal will not constitute the overdevelopment of the site.
- 7.5 With regard to the proposed single storey front and side extensions, it is Officers recommendation that these are of a minimal scale that would not be harmful to the overall character and appearance of the original dwelling, its relationship with the neighbouring dwellings and the overall character of the locality.
- 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 Having regard to the siting of the proposed extensions in relation to the adjacent dwelling, 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.

Archaeological considerations

- 7.8 As stated above, the application site is within an Area of Archaeological Significance. The comments of the County Archaeologist are noted and, Officers therefore recommend that it would be appropriate to include an Archaeological monitoring condition. Officers therefore consider that this proposal accords with policies BH1 and BH3 of the Local Plan, and section 12 of the National Planning Policy Framework.

Conditions

7.9 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. Finally, an archaeological monitoring condition should be included, as recommended by the County Archaeologist.

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, 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 therefore recommended that in this case material considerations exist to warrant a departure from policy and planning permission should be granted.