

5m 3/12/0244/FP - Front, rear and side single storey extensions and roof alteration to create first floor accommodation at White Willows, The Street Haultwick, Ware SG11 1JQ for Mr R Adams

Date of Receipt: 14.02.2012

Type: Full – Other

Parish: LITTLE MUNDEN

Ward: MUNDEN AND COTTERED

RECOMMENDATION

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

1. Three Year Time Limit (1T12)
2. Approved Plans (2E10): D4345/001, D4345/002, D4345/003B, D4345/004B, D4345/007, D4345/008A and D4345/009.
3. Samples of materials (2E13)

Directive:

1. Other legislation (01OL)

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, TR7) and the National Planning Policy Framework. The balance of the considerations having regard to those policies is that permission should be granted.

_____ (024412.SD)

1.0 Background:

- 1.1 The application site is shown on the attached OS extract. It consists of a single dwelling and its curtilage situated on the north eastern side of The Street backing onto open countryside, within the Rural Area beyond the Green Belt. The site is of a level aspect, slightly elevated above the adjacent highway with a hard surfaced frontage, a single garage situated to the east of the front garden with limited landscaping and a fenced boundary to the east, and an established hedge boundary with the

3/12/0244/FP

adjacent property to the north west, Athena.

- 1.2 The application property is a pitched roof, 3 bedroom bungalow with central porch, of a simple form probably built in the 1960's and constructed in buff brick with a concrete tiled roof. The internal accommodation is limited, with a small kitchen and 3 small bedrooms.
- 1.3 The application envisages the addition of a one and a half storey side extension with a width of 3.6m to the existing eastern flank elevation of the bungalow, retaining 1.2 – 3.0m gap to the shared boundary with Kingsley Cottage, the adjacent property. An office and bedroom would be included on the ground floor with two additional bedrooms at first floor level partially within the roof. A single storey rear extension is also proposed with a depth of 3.5m and width of approximately 6.0m. This would provide a new kitchen.
- 1.4 The proposal also comprises the raising of the existing bungalow by 1.6m to create a finished ridge height of 7.1m and higher roof eaves. This would enable the provision of 4 bedrooms within the roof space. Rooms in the roof would be served by split eaves rooflight windows and additional small rooflights. The exterior of the building would be rendered at ground floor with weatherboard at first floor.
- 1.5 The single garage to the front of the site would be retained as would the fenestration on the front elevation, with the existing porch remodeled with a storm porch enclosure.

2.0 Site History:

- 2.1 There is no previous planning history to the site.

3.0 Consultation Responses:

- 3.1 No consultation responses have been received.

4.0 Parish Council Representations:

- 4.1 Little Munden Parish Council have made no comments on the application.

5.0 Other Representations:

- 5.1 The application has been advertised by way of press notice, site notice and neighbour notification.

3/12/0244/FP

5.2 One letter of representation has been received from a neighbouring property objecting to the application on the grounds that:

- The proposal significantly changes the character and size of the original dwelling removing a lower priced property from the locality.
- Other properties in The Street have spacious gardens, and do not cram the house into the plot
- The extensions should not disproportionately alter the dwelling
- The enlargement of the property removes affordable properties for starter families or elderly residents in the village
- Car parking is inadequate on the site
- The design does not compliment the rural environment.

6.0 Policy:

6.1 The relevant 'saved' Local Plan policies in this application include the following:

- GBC3 Rural Area beyond the Green Belt
- ENV1 Design and Environmental Quality
- ENV5 Extensions to dwellings
- ENV6 Extensions to dwellings –Criteria
- TR7 Car parking - Standards

6.2 The National Planning Policy Framework is also a material planning consideration in this case.

7.0 Considerations:

7.1 The main determining issues in this case relate to the appropriateness of the development within the Rural Area beyond the Green Belt; the impact of the extensions on the character and appearance of the dwelling, the amenity of surrounding properties and general locality; and parking provision on the site.

Principle of Development

7.2 Under policy GBC3(c) and ENV1 of the adopted Local Plan the enlargement of the bungalow is considered to be appropriate in terms of scale, size, form, height, design and layout.

7.3 The increased height of the dwelling, to create additional habitable space, provides 4 bedrooms, 2 en-suites and a bathroom having an additional floorspace of 108.04sqm. The existing footprint of the

3/12/0244/FP

bungalow is 92.63sqm and the increase in footprint at ground floor level would be 46.5sqm. Whilst the increase in footprint is limited, therefore, the overall increase in floorspace would exceed what could be considered as 'limited' in policy terms. It is for this reason that the application is reported to the committee.

- 7.4 Nevertheless, officers consider that the scale and form of the proposed extensions and alterations are appropriate and would not result in a development that would be unduly prominent in the area or detrimental to the character and appearance of the locality.

Design and Character

- 7.5 The side extension would follow the front and rear building lines with a modest sympathetic addition at a width of 3.5m, retaining an acceptable separation to the landscaped shared boundary with the adjacent property. The rear single storey extension would extend 3.5m into the rear garden, creating a family kitchen with rear bi-fold doors leading to a terrace and the rear garden amenity area. It would not be visually prominent or detrimental to the appearance of the building itself or the area as a whole.
- 7.6 The elevation of the roof of the dwelling would be modest, at 1.6m, and would not, in Officers opinion, be out of keeping with or detrimental to the character and appearance of surrounding development, or intrude into the rural qualities of the surrounding area.

Neighbour amenity and Parking

- 7.7 The fenestration alterations and use of rooflights, although modern in interpretation, would not detract from the character of the dwelling and are less intrusive to the form of the dwelling than dormer windows. There are no windows proposed in the flank elevations of the dwelling, thus protecting the privacy, outlook and amenity of the neighbouring properties.
- 7.8 The porch would be retained in the existing position with an improved simple design in high quality materials, and would not reduce the provision of parking space on site, which, under the maximum standards, would require 3 spaces. These can be adequately provided within the hard surfaced drive area in addition to a further space within the retained single garage.
- 7.9 In terms of policy ENV6 of the Local Plan, adequate space would be retained to the shared boundaries of the site, such that it would not

appear cramped. The dwelling to the south is of two stories and would be sited at a distance of 20m from the application property (as enlarged). To the north is a bungalow constructed at the same time as the application dwelling, with front door entrance on the flank elevation, and habitable areas with dual aspect. The flank wall of the bungalow facing this property would be increased in height by 1.6 m. However, there are no windows in the elevation and as the gable of the pitched roof faces the neighbouring property there would not be any undue loss of light. Officers do not consider that the increased height would be overbearing or have any adverse impact on the amenities of this adjacent property.

- 7.10 The proposed enlarged dwelling, although contrary to GBC3(c) by reason of the additional first floor additional floorspace would not, in the view of Officers, detract from the character and appearance of the dwelling, neighbour amenity or the character and appearance of the street scene within this rural locality.

8.0 Conclusion:

- 8.1 The increased floor area exceeds what might be termed as 'limited' extension of the dwelling contrary to Rural Area policy. However, the enlarged dwelling would not be harmful to the character and appearance of the area and there would be no loss of neighbour amenity and no adverse impact on the character and appearance of the street scene.
- 8.2 Parking provision on site is adequate, and the more modern style of the fenestration additions and rooflights are not considered to detract from the character of the dwelling as enlarged or it's surroundings. They are considered preferable to the insertion of dormer windows which would be more intrusive within the roof form.
- 8.3 Although contrary to the provisions of policy GBC3 by reason of the increase in floorspace to the dwelling at first floor it is considered in the officer's opinion that the proposal meets the provisions of policies ENV1, ENV5, ENV6 and TR7 and that there is no adverse impact to the openness or rural qualities of the surrounding area or neighbouring amenity.
- 8.4 Having regard to the above considerations it is recommended that planning permission is granted subject to the conditions at the head of this report.