

5i 3/12/0972/FP – Two storey rear, single storey side extension and side dormer window at 1 Lindsey Road, Bishop’s Stortford, CM23 2TA for Mrs C Warwick

Date of Receipt: 22.06.2012

Type: Full – Householder

Parish: BISHOP’S STORTFORD

Ward: BISHOP’S STORTFORD - MEADS

RECOMMENDATION:

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

1. Three Year Time Limit (1T12)
2. Matching materials (2E13)
3. Approved Plans (2E10) (Plan 1, P701R1)
4. Obscured glazing (2E18) (insert: ‘in the east facing dormer window’)

Directive:

1. Groundwater protection zone (28GP)

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 ENV1, ENV2, ENV5, ENV6 and TR7) and the National Planning Policy Framework. The balance of the considerations having regard to those policies is that permission should be granted.

_____ (097212FP.NB)

1.0 Background:

- 1.1 The application site is shown on the attached OS extract and is located within the built up area of Bishop’s Stortford.
- 1.2 It is occupied by a detached dwelling house which has a large driveway to the front of the dwelling that is capable of accommodating 4 or more vehicles. The existing dwelling is one and a half storeys in height with

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accommodation provided at 1st floor within the roof space. The dwelling has bay windows within the front elevation and an existing ground floor projection from the rear elevation.

- 1.3 The proposal is for a rear and side extension to the property which would provide an additional bedroom at ground floor and an additional study and bathroom at first floor level. The resulting dwelling would have 3 bedrooms.
- 1.4 The proposed rear extension would be built out from the existing ground floor rear projection, extending and altering the existing hipped roof into a full gable. The ridge of the roof to the rear extension would be raised, but would be approximately 0.6 metre lower than the ridge of the roof on the main dwelling.
- 1.5 The proposed side extension would increase the width of this part of the dwelling by approximately 1.2 metres. The side extension would be set back approximately 4.3 metres from the front of the dwelling.
- 1.6 A flat roofed dormer window is proposed to the east facing roof slope.
- 1.7 It should be noted that amended plans have been received since the first submission of the application. The amended plans show a reduced extension to that previously proposed, and the new dormer window was also added to the plans. Neighbours have been re-consulted on the amendments.
- 1.8 The reason that the application is being reported to the Committee is that the applicant is a member of staff at East Herts Council.

2.0 Site History:

- 2.1 There is no relevant planning history at this site.

3.0 Consultation Responses:

- 3.1 County Highways do not wish to restrict the grant of permission and have commented that the proposal will not impact upon highway safety or capacity and sufficient parking will be retained within the curtilage of the site.
- 3.2 Veolia Water have commented that the site is within the ground source protection zone of the Causeway pumping station and that the works should be carried out in accordance with the relevant British Standards and Best Management Practices.

4.0 Town Council Representations

4.1 Bishop's Stortford Town Council has no objections to the proposal.

5.0 Other Representations:

5.1 The application has been advertised by way of a discretionary site notice and neighbour notification. The neighbouring properties have been reconsulted on the amended plans that were submitted.

5.2 1 letter of representation has been received which requests that a condition is placed upon any permission granted to control the hours of working during the construction process.

6.0 Policy:

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

ENV1	Design and Environmental Quality
ENV2	Landscaping
ENV5	Extensions to Dwellings
ENV6	Extensions to Dwellings-Criteria
TR7	Car Parking-Standards

6.2 The National Planning Policy Framework is also of relevance to the proposed development.

7.0 Considerations:

7.1 The application site is located within the built up area of Bishop's Stortford where extensions to existing dwelling houses are accepted in principle. The considerations in this case, therefore are as follows:-

- The size, siting, scale, form and design of the proposed extensions and the impact that it would have upon the character and appearance of the existing dwelling, the adjoining dwellings and that of the surrounding area as a whole;
- The impact that the development would have upon the amenities of neighbouring occupiers;
- Parking provision.

Size, Siting, Scale, Form and Design

- 7.2 Despite the proposed increase in height and alterations to the roof form, the proposed rear extension would remain subservient to the main dwelling and as such would form an appropriate addition to the property.
- 7.3 The proposed side extension is of modest proportions and due to its substantial set back from the front of the dwelling would have a limited impact upon the street scene. The proposal would result in the loss of the existing front door which is central within the front elevation and a new door would be provided in the front facing elevation of the side extension.
- 7.4 Officers consider that the proposed side and rear extensions are of a size, scale, form and design that are appropriate for the existing dwelling. In accordance with the aims of policies ENV1 and ENV5, the proposed extension would not have a detrimental impact upon the character and appearance of the existing dwelling the adjoining dwellings or that of the wider surrounding area.
- 7.5 Policy ENV6 of the Local Plan expects dormer windows to be of modest proportions so as to not dominate the existing roof form. The proposed dormer window is of a modest size and would appear in keeping with an existing dormer window that is situated upon the western roof slope. Officers consider that the proposed dormer window would not dominate the existing roof form in accordance with the aims of policy ENV6.

Neighbour Amenity

- 7.6 The neighbouring dwelling house, No. 3 Lindsey Road, is sited forward of the application property. This means that the proposed rear and side extensions would be clearly visible from the rear of the neighbouring property. However, the extensions that are proposed are both modest in their size and height and, having regard to the distance of approximately 0.9 metres that would be retained to the boundary with this neighbour and the design of the roofs which would both pitch away from the boundary, Officers consider that the extensions would not have an unacceptable impact upon neighbour amenity in terms of an overbearing impact, or any loss of outlook.
- 7.7 The proposed extension would be situated north west of the neighbour at No. 3 Lindsey Road. Having regard to this orientation and the scale, height and design of the extensions that are proposed, Officers do not consider that the development would result in a loss of light to this neighbouring occupier.

- 7.8 The proposed window that would be positioned at 1st floor level within the rear extension could give rise to some degree of overlooking into the neighbouring property's rear garden area. However, Officers consider that this impact would not be unacceptable and furthermore would be to a similar degree to the overlooking caused by rear facing first floor windows within other neighbouring 2 storey dwellings.
- 7.9 The proposed dormer window would face directly towards the neighbouring dwelling at No. 3 Lindsey Road. Officers consider that this window could cause an unacceptable degree of overlooking into the neighbouring dwelling and have therefore recommended a condition to require this window to be obscure glazed in order to protect the privacy of both occupiers.
- 7.10 The North West boundary of the application site adjoins the rear gardens of a number of dwellings in Barrels Down Road. Whilst the proposed extension may be visible from some of these neighbouring properties, the dwellings themselves are sited 30 metres or more away from the boundary with the site. Having regard to this distance and the scale and height of the development that is proposed, Officers consider that the development would not have a harmful impact upon the amenities of the occupiers of these neighbouring dwellings.
- 7.11 In respect of noise and disturbance, the request from the neighbouring occupier for a condition to restrict the hours of operation has been considered. The Council would not ordinarily restrict the hours of construction work for a householder development of this kind and in any case it should be noted that our standard condition in respect of this applies to the use of plant and machinery only and not to other construction works. Having regard to the scale of the works proposed as part of this application, Officers do not consider there to be any special circumstances in this case that justify the need to restrict the hours of construction works and consider that a condition to this effect would fail to meet the tests sets out within Circular 11/95.

Parking Provision

- 7.12 The proposed development would change the property from a 2 bedroom to a 3 bedroom dwelling. Appendix II of the Local Plan outlines recommendations for maximum parking standards, which is 2.25 spaces in the case of 3 bedroom dwellings.
- 7.13 The existing driveway at the front of the dwelling has sufficient space to accommodate more than 3 cars and therefore the site provides adequate

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off road parking provision for a dwelling of the size that is proposed.

8.0 Conclusion:

- 8.1 Officers consider that the proposed extensions are acceptable and accord with the aims of policies ENV1, ENV5, ENV6 and TR7 of the Local Plan.
- 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.