

6h 3/13/0225/FP – First floor side and single storey rear/side extensions and conversion of garage into a habitable room (revisions to LPA reference 3/12/1233/FP) at High Oaks, Much Hadham, SG10 6DQ for Mr J Carey

Date of Receipt: 18.02.2013

Type: Full – Other

Parish: MUCH HADHAM

Ward: MUCH HADHAM

RECOMMENDATION:

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

1. Three Year Time Limit (1T121)
2. Matching materials (2E13) 5790-01 RevB, 5790-03 RevB
3. Approved plans (2E103)

Directives:

1. Other legislation (01OL1)
2. Groundwater protection zone (28GP)

Summary of Reasons for Decision

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan (Hertfordshire County Structure Plan, Minerals Local Plan, Waste Core Strategy and Development Management Policies DPD 2012 and the 'saved' policies of the East Herts Local Plan Second Review April 2007 and in particular policies GBC3, ENV1, ENV5, ENV6, ENV11, ENV19, TR7, BH1, BH5); the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012. The balance of the considerations having regard to those policies and the limited impact of the development in the Rural Area is that permission should be granted.

_____ (022513FP.MP)

1.0 Background:

- 1.1 The application site is shown on the attached OS extract. The existing property is set in a rural location on the edge of the category 1 village of Much Hadham. The property is not however within the boundary of that

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village as defined in the Local Plan; it is located within the Rural Area Beyond the Green Belt. The property is set back from the road frontage and has a double frontage with two large gables. To the side is an existing single storey flat roof projection which is currently a garage and link to the main house. There is a mixed landscape boundary to the frontage with the lane which obscures views of the property from the highway.

- 1.2 The proposed extensions include the provision of a first floor side extension and single storey rear extensions. The proposal also involves the conversion of the existing attached double garage into additional living accommodation.

2.0 Site History:

- 2.1 The dwelling was originally granted planning permission within LPA reference E/1286/59. Planning permission was later granted for a detached garage within LPA reference 3/2280/65 and for a link extension between that detached garage and the dwelling within LPA reference 3/1440/90. Planning permission has also been granted for single storey and two storey extensions within LPA references 3/1786/84 and 3/00/1990/FP respectively.
- 2.2 Most recently, planning permission was granted within LPA reference 3/12/1233/FP for 'First floor side and single storey rear/side extensions and conversion of garage into a habitable room'. No objections were raised by any statutory consultees, third parties or the Parish Council in respect of that application. That permission has not been implemented.

3.0 Consultation Responses:

- 3.1 The Historic Environment Unit have commented that the proposal is unlikely to have a significant impact on heritage assets.
- 3.2 Affinity Water have commented that the site is located within the groundwater protection zone of Hadham Mill Pumping Station.
- 3.3 Hertfordshire County Highways have commented that they do not wish to restrict the grant of permission. The Highways Officer comments that there is sufficient parking and turning space within the site and that no alteration to the existing access is proposed.
- 3.4 The Conservation Officer has recommended that planning permission be granted. The Conservation Officer comments that, taking into account the existing proportions and symmetry of the existing dwelling,

the proposed first floor extension, garage conversion and single storey extension is considered to be in keeping with the immediate setting and wider Conservation Area. The Conservation Officer raises some concern with the proposed single storey garden room extension to the rear which is considered to be unduly large when balanced against the mass and scale of the existing dwelling. However, given the siting of this element, there would be little or no impact on the character and appearance of the Conservation Area.

4.0 Parish Council Representations:

4.1 Much Hadham Parish Council object to the planning application. The Parish Council consider that the proposed development increases the footprint of the habitable space by more than 50% which is not in line with policy and will result in an extension which is disproportionate to the existing dwelling and which will harm the character and appearance of the dwelling and Conservation Area. The Parish Council consider that the proposal represents overdevelopment of the site and is contrary to policies GBC3, ENV1, ENV5, ENV6 and BH5 of the LP.

5.0 Other Representations:

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

5.2 No representations 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
- ENV11 Protection of existing Hedgerows and Trees
- ENV19 Development in Areas Liable to Flood
- TR7 Car Parking – Accessibility Contributions
- BH1 Archaeology and New Development
- BH5 Extensions and Alterations to Unlisted Buildings in Conservation Areas

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

7.0 Considerations:

7.1 The main planning considerations in this application relate to the principle of development and the impact of the extensions on the character and appearance of the dwelling and rural setting.

Principle of development

7.2 As the site lies within the rural area, the principle of development is assessed under policy GBC3 of the East Herts Local Plan Second Review April 2007. Under part (c) of this policy, consideration is given as to whether this proposed extension can be considered as “limited” and whether it accords with the criteria of policy ENV5. The principle objective of this policy is to limit the impact an extension may have on the character and appearance of an existing dwelling, both in itself and in relation to any adjoining dwelling and on the appearance of the locality. Whilst the principle of extending a dwelling is generally acceptable, the main concern lies with the effect of extensions on the general maintenance of a supply of smaller dwellings outside of the main towns and settlements, and also with the cumulative impact of development in the countryside.

7.3 The history of the site reveals that the existing property has benefited from planning permission for various extensions. The original dwelling, as granted planning permission within LPA reference E/1286/59, had a floor area of around 138 square metres. Extensions recently granted consent under LPA reference 3/12/1233/FP together with those previously granted consent amounted to an approximate 102% floor area increase over the original floor space of the dwelling. No objections were raised by such an increase in the size of the dwelling by the Parish Council or any other third party. That previous permission has not been implemented. However, the extensions now proposed involve a larger rear extension, which projects the width of the rear extension. The cumulative effect of the proposed extensions therefore results in a dwelling which disproportionately alters the size of the original dwelling, contrary to policies GBC3 and ENV5 of the Local Plan.

7.4 Whilst the Parish Council object on these grounds, it is the visual impact of the floor area increase that is material in the determination of this application, which is discussed below:-

Impact on surrounding area/amenity

- 7.5 The extensions proposed in this application form two parts – the extension at first floor and the ground floor alterations and extensions.
- 7.6 The proposed extension at first floor is identical to that previously granted planning permission under LPA reference 3/12/1233/FP. This element projects over an existing ground floor side projection to create additional bathroom space. The projection is set back from the front building line of the dwelling by four metres with a lower roof ridge line and eaves to the existing dwelling. The proposed extension therefore appears appropriately subordinate with the proportions of the existing dwelling and will not, in Officers opinion, result in significant harm to the character or appearance of the dwelling, the surrounding Conservation Area or rural setting.
- 7.7 Turning to the ground floor additions – the main difference between this application and the previously approved permission (LPA reference 3/12/1233/FP) relates to the increase in the footprint of the extension and the alterations to the materials of construction of the extensions. The increase in the size involves a projection across the width of the original dwelling (as opposed to a projection over around half the width of the original dwelling). This increase in the size of the dwelling is fairly significant – however, the extension does project from the rear of the original dwelling and, in itself, would seem to represent permitted development by virtue of Class A, Part 1 of Schedule 2 of the General Permitted Development Order. In this respect, taking into account that consideration, no objections are raised with this element of the proposal.
- 7.8 With regards to the garage alterations, this utilises the existing garage building and a rear projection – similar to that previously granted planning permission under LPA reference 3/12/1233/FP. An extension is proposed to the side to ‘square-off’ the existing projection and an alternative design for the external treatment is proposed. A truncated pitched roof is proposed to the side projection which, to some degree, will increase the mass of the building. However, the roof pitch appears appropriate to the context of the dwelling and site and the height is fairly limited. In this respect, the proposed alterations and extensions to the garage element will not, in Officers opinion, result in significant harm to the character or appearance of the dwelling, the Conservation Area or the wider rural surroundings.
- 7.9 Officers note that the Parish Council object to the planning application

on the grounds of the impact on the character and appearance of the dwelling and Conservation Area. Having regard to the comments from the Conservation Officer and, for the reasons set out above, Officers consider that there will be no significant harm to the character or appearance of the dwelling, the rural setting or the Conservation Area, in accordance therefore with policies ENV5, ENV6 and BH5 of the Local Plan.

Neighbour amenity considerations

- 7.10 Having regard to the relationship of the dwelling to neighbours, there will not be a significant impact on neighbour amenity that would warrant the refusal of the application.

Other matters

- 7.11 The proposed development will result in the loss of garage spaces – however Officers are satisfied that there is sufficient driveway space for off street parking in accordance with policy TR7.
- 7.12 There are a number of unprotected trees on site; however the extensions will not impact on the amenity that those trees provide.
- 7.13 The site lies within flood zone 3; however the floor levels are shown to be level with the existing and Officers therefore do not consider any harm to arise from flooding, in accordance with policy ENV19.
- 7.14 With regards to archaeological matters, having regard to the advice from the Historic Environment Unit, Officers do not consider that the development will result in significant harm to archaeology.

8.0 Conclusion:

- 8.1 Officers consider that the amount of development proposed cannot be considered as 'limited', and is therefore contrary to policy GBC3 of the Local Plan. However, as the proposed extensions are considered to be appropriately designed, and will not result in significant harm to the character and appearance of the dwelling or the open rural setting, it is therefore recommended that planning permission be granted.