

**5g 3/13/0616/FP – Two storey rear extension with balcony, first floor side extension with rooflights and conversion of loft space at Farthings, Station Road, Much Hadham, SG10 6AX for Mr F Higgs**

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**Date of Receipt:** 24.04.2013

**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)
3. Approved plans (2E103) 2893.loc, 2893.01, 2893.02, 289303 B  
2893.04

**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 (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; the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2012 (as amended). The balance of the considerations having regard to those policies is that permission should be granted.

\_\_\_\_\_ (061613FP.FM)

**1.0 Background:**

- 1.1 The application site is shown on the attached OS extract. The existing property is located in the Category 1 village of Much Hadham. Farthings is a detached two storey dwellinghouse set back from the highway and is located within spacious grounds. The property is bounded by mature landscaping and beyond the rear garden are open

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fields. The property has a detached garage and separate pool house.

- 1.2 The proposal includes the provision of a two storey rear extension with balcony, a first floor side extension with rooflights and the conversion of the existing loft space.

#### **2.0 Site History:**

LPA Reference	Description	Decision
3/72/0142/FP	Single storey rear and side extensions	Approved with conditions.
3/72/3949/FP	Replacement double garage	Approved with conditions.
3/86/1776/FP	Single storey side extension	Approved with conditions.
3/01/0383/FP	First floor side extension	Withdrawn by applicant
3/01/1435/FP	Proposed extensions and alterations	Approved with conditions.
3/03/0576/FP	Replacement double garage with ancillary accommodation over	Approved with conditions.
3/03/1626/FP	Replacement garage	Approved with conditions.

#### **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.

#### **4.0 Parish Council Representations:**

- 4.1 Much Hadham Parish Council object to the planning application. The Parish Council raise concerns with the bulk and massing of the development and its overbearing impact upon Station Road. Concerns are also raised with the impact the proposal would have upon the character of the street scene and that it would overlook adjacent

properties.

**5.0 Other Representations:**

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

5.2 Four letters of objection have been received raising the following concerns:

- the existing dwelling is large enough and shouldn't be extended any further and would be out of character for Station Road;
- disruption to neighbours from noise and lack of privacy;
- impact upon Maryland would be unacceptable, resulting in a loss of light to the kitchen and bathroom windows. The proposed balcony would overlook Maryland;
- Overlooking and loss of privacy to Copperfield;
- Would put additional load on the existing sewage system.

One neighbour has also suggested that a number of conditions should be added to any grant of approval.

**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
- BH1 Archaeology and New Development
- OSV1 Category 1 Villages

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, the street scene and neighbour amenity.

Principle of development

- 7.2 The application site is located within the built up area of the Category 1 Village of Much Hadham wherein, in principle, there is no objection to development. Proposed extensions to dwellings will be assessed with regard to Policies ENV1, ENV5 and ENV6 of the Local Plan, the former policy requires that development meets a high standard of design and layout. Policy ENV5 states that permission will be granted for extensions provided that the character, appearance and amenities of the dwelling and any adjoining dwellings would not be substantially affected to their detriment. Policy ENV6 states that extensions should be to a design and choice of materials either matching or complementary to the original building.
- 7.3 The extensions proposed in this application form two parts – the extension at first floor and the two storey rear extension.
- 7.4 Turning firstly to the proposed first floor side extension, in comparison to the existing dwelling it is considered to be modest in terms of its proportions and height; would be set down from the roof ridge line of the main dwellinghouse by some 2 metres; would relate well to the proportions and character of the existing dwelling and would not increase the footprint of the original dwelling. The proposed extension is therefore considered to be of an appropriate size, scale, form and design that does not result in significant harm to the character or appearance of the dwelling or the street scene. Sufficient space would be retained between the flank wall of the dwelling and the western boundary of the site.
- 7.5 In respect of the proposed two storey rear extension, it is acknowledged that this would extend out from rear elevation of the original dwelling by between 3.5 and 6 metres. Regard in this case has to be given to the size and depth of the original dwelling, the siting of the proposed rear extension which will not be visible from the street scene and that it has been designed to match the form and design of the existing dwelling. Whilst the proposed two storey rear extension would increase the volume and footprint of the existing dwelling, having regard to the spacious plot, it is considered that the proposed extension would not appear cramped within the plot and would not be harmful to the character and appearance of the existing dwelling.
- 7.6 The history of the site reveals that the existing property has benefited from planning permission for various extensions which have been constructed. Several local residents and the Parish Council have raised concerns that the proposed extensions would add to the existing,

resulting in overdevelopment of the site and would not be in keeping with the character of the other properties within Station Road. Whilst other properties in the immediate vicinity of the application site are not currently as large as Farthings this is not a reason to refuse permission. Taking into account the proportions of the proposed extensions and that the application site is located within the Category 1 Village boundary, wherein Local Plan Policy does not require extensions to be limited, it is considered that extensions of this size and siting, together with the extensions to the dwelling could be accommodated without resulting in an overdevelopment of the site. The proposal would therefore not conflict with policies ENV1 or ENV5 of the Local Plan.

- 7.7 The history of the site also shows that an application for a first floor side extension was withdrawn under LPA reference 3/01/0383/FP following Officers concerns with the size and scale of the proposal. It is noted that the proposed first floor side extension within this application differs from the previously proposed first floor side extension, with a set down from the roof ridge line of the main dwelling by 2 metres and with a hipped roof which reduces any bulk and massing. In contrast, the previously withdrawn application proposed a pitched roof that would have reached the same height as the roof ridge line of the existing dwelling. Having regard to these alterations, it is considered that the proposed first floor side extension within this application overcomes Officers previous concerns with the first floor extension proposed within LPA reference 3/01/0383/FP.
- 7.8 For the reasons set out above, Officers consider that there will be no significant harm to the character or appearance of the dwelling or the surrounding locality, in accordance therefore with Policies ENV1, ENV5, ENV6 and OSV1 of the Local Plan.

#### Neighbour amenity considerations

- 7.9 Turning to neighbour amenity, the comments and objections raised from the occupiers of the dwelling sited to the west of the application site, Maryland, have been acknowledged. It is noted that Farthings is sited at an angle to and set back from Maryland. However, taking into account the height of the proposed extension; that the flank wall of the proposed extension would retain approximately 4 metres to the flank elevation of Maryland; that Maryland's kitchen is also served by windows in the rear elevation of the dwelling and with no flank windows in the proposed first floor extension, Officers do not consider that the proposed extension would create an unacceptable impact upon neighbouring amenity from loss of light, outlook or similar to warrant

refusal of the application. Furthermore, due to the high level siting of the proposed rooflights that are to be located in the flank elevation of the roof of the existing dwelling, it is not considered that they would result in any unacceptable overlooking to the occupiers of Maryland. Having regard to the impact on Maryland, it is acknowledged that there will be some impact on their outlook and some loss of early morning sunlight in the winter months. However, it is considered that the impact on the extension would not significantly affect the amenities of the occupiers of that property to such a degree that would warrant refusal of the application.

- 7.10 Turning to the impact upon the neighbouring property to the east of the application site, Copperfield, Officers note that the proposed two storey rear extension includes the provision of a balcony at first floor level. Due to the siting of Farthings in relation to Copperfield and also the siting of the proposed balcony in relation to Copperfield, Officers acknowledge that the balcony may result in some loss of privacy and overlooking that may cause some harm to their amenity. However, it is important to have regard to the distance of 16 metres that the proposed two storey rear extension and balcony would retain to the shared boundary with Copperfield and the mature landscaping boundary treatment and existing pool house sited between Farthings and Copperfield. Whilst some overlooking of the western part of the garden of Copperfield may occur, this level of overlooking would not be dissimilar to that which already exists from existing windows in the rear elevation of the dwelling. Furthermore, any views back to the rear windows of Copperfield would be at an obscure angle and would not therefore result in direct overlooking of the dwelling. Having regard to these considerations, it is considered that the proposal would not result in any significant harm to the amenities of the occupiers of Copperfield.

Other matters

- 7.11 The proposed development will increase the number of bedrooms the property has from four to six – however Officers are satisfied that there is sufficient driveway space for off street parking in accordance with policy TR7. The comments from the Highways Authority also confirm this.
- 7.12 There are a number of protected trees to the front of the site; however the extensions will not impact on the amenity that those trees provide. The Landscape Officer has confirmed this.
- 7.13 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.

- 7.14 Concern has also been raised by local residents in respect of the additional load that the proposed extensions would place on the sewage system. This is not a matter however to which significant weight can be attached in the determination of the application, since this development seeks only the extension of an existing residential property and is unlikely to significantly increase pressure of the existing system.

## **8.0 Conclusion:**

- 8.1 The proposed extensions would not, in the view of Officers be detrimental to the character and appearance of the existing dwelling, the street scene or the surrounding area. It is considered that the proposal would not conflict with the aims of Policies ENV1, ENV5, ENV6 or OSV1. Furthermore, they would not be detrimental to the amenities of the neighbouring dwellings. For the reasons outlined above therefore, it is recommended that planning permission be granted subject to the conditions referred to at the head of this report.