

5L 3/13/1078/FP – Part two storey, part single storey rear extension following demolition of existing conservatory at 24, Pinelands, Bishop’s Stortford for Mr M Kingsland

Date of Receipt: 10.06.2013

Type: Full – (Other)

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. Approved Plans (2E10) (Location Plan, 01, 02, 03, 04, 05)
3. Matching Materials (2E13)

Directives:

1. Other Legislation (01OL)
2. Ground Water 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.

_____ (107813FP.FM)

1.0 Background:

- 1.1 The application site is shown on the attached OS extract. No24 Pinelands is a 2 storey semi-detached property, sited at the end of a small cul-de-sac and to the north of the centre of Bishop’s Stortford. The site lies within the built up area, wherein there is no objection in principle to development.

1.2 The application proposes the erection of a part single storey, part 2 storey rear extension following the demolition of the existing rear conservatory that appears to have been constructed under permitted development. The extension would project 4.6 metres beyond the rear wall of the original dwelling. The ground floor element of the extension would have a width of 5.1 metres and the first floor element would be smaller, with a width of almost 3.7 metres. It would retain a set down from the roof ridge line of the main dwellinghouse of 1.7 metres and at first floor would comprise a bedroom.

2.0 Site History:

2.1 There is no planning history to the site but it is important to note that planning permission was granted in 2005 under LPA reference 3/05/2412/FP at the adjoining property for a similar part 2 storey, part single storey rear extension that has been constructed.

3.0 Consultation Responses:

3.1 Affinity Water comment that the site is located within the groundwater Source Protection Zone, of Causeway Pumping Station. Therefore the construction works and operation of the proposed development should be done in accordance with the relevant British Standards and Best Management Practices.

4.0 Town Council Representations:

4.1 Bishop's Stortford Town Council raise no objection to the proposal.

5.0 Other Representations:

5.1 The application has been advertised by way of site notice and neighbour notification. No letters of representation have been received.

6.0 Policy:

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

| | |
|------|------------------------------------|
| ENV1 | Design and Environmental Quality |
| ENV5 | Extensions to Dwellings |
| ENV6 | Extensions to Dwellings - Criteria |

6.2 In addition, national planning policy as set out in the National Planning Policy Framework is relevant.

7.0 Considerations:

- 7.1 The application site is located within the built up area of Bishop's Stortford 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.
- 7.2 The proposed part single storey, part two storey rear extension would be modest in size and scale in relation to the existing dwelling, and taking into account that the roof of the extension would be set down from the main roof ridge line of the existing dwellinghouse it is Officers opinion that the extension would appear proportionate and subservient to the main dwelling. The design and form of the proposed extension, with a pitched roof to match that of the existing dwellinghouse would also be appropriate for the character and appearance of the existing dwelling.
- 7.3 Taking into account the above considerations, the proposed development is therefore considered to be of a size, scale, siting and design such that it is in keeping with the character and appearance of the existing building and the locality, in accordance with policy ENV1 of the Local Plan. It is considered that the recommended condition requiring matching materials is necessary in this case, to ensure that the proposed development will assimilate successfully with the existing building.

Impact upon neighbour amenity

- 7.4 Turning to neighbour amenity, Officers have assessed the impact that the proposed development would have upon the amenities of neighbouring occupiers and in particular in respect of their privacy, daylight, outlook and whether the proposal would have an overbearing impact. Turning firstly to the adjoining property, No26 Pinelands, Officers acknowledge that the 2 storey extension may reduce the light received by No26's rear window that is sited closest to the shared boundary. However, taking into account that the proposed extension at first floor level would retain 1.7 metres to the shared boundary and its modest height, I do not consider that the proposed extension would

create an unacceptable impact upon neighbouring amenity from loss of light, outlook or similar

7.5 In respect of the impact upon the immediate neighbouring property to the south No22 Pinelands, having regard to the distance of almost 2 metres the flank wall of the proposed extension would retain to the flank wall of No22, that the proposed extension does not include any windows in the flank elevation and the existing 2 storey rear extension that has been constructed at No22, I do not consider that the proposed extension would create an unacceptable impact upon this neighbours amenity from loss of light, outlook or similar

8.0 Conclusion:

8.1 Taking into account the modest proportions of the proposed development, and for the reasons outlined above, it is recommended that planning permission be granted subject to the conditions referred to at the head of this report.