

5k 3/13/1003/FP – Change of use of outbuilding to residential annex at White House Lodge, Hare Street, Buntingford, SG9 0DX for Ms A Stewart

Date of Receipt: 17.06.2013

Type: Full – Householder/Other

Parish: HORMEAD

Ward: BRAUGHING

RECOMMENDATION:

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

1. Three year time limit (1T121)
2. The residential annexe facility hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as White House Lodge.

Reason: To ensure the Local Planning Authority retains control over any future residential development and in accordance with Policy ENV8 of the East Herts Local Plan Second Review April 2007.

3. Approved plans (2E102) (insert Location Plan, Site Plan, Plan 1, Plan 2)

Directive:

1. Other legislation (01OL1)

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.

_____ (100313FP.MP)

1.0 Background:

- 1.1 The application site is shown on the attached OS extract. Access to the site is off the main road – the B1368 via a narrow driveway. The

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dwelling, which is a grade II listed building, is located adjacent to the southern boundary of the site. A detached timber clad outbuilding is set around five metres from the dwelling. Further to the west of the site are stables and meadow land which is used for equestrian activities.

- 1.2 The proposal involves the conversion of the existing outbuilding which is located to the west of the dwelling. The building was previously granted planning permission as a shed and this current application seeks to use the outbuilding as an annex to the main dwellinghouse. The proposed works would provide residential accommodation which would include 1 bedroom with en-suite bathroom and an open plan living room and kitchen. The building has a footprint of 35square metres.

2.0 Site History:

- 2.1 The relevant planning history relating to this application is LPA references 3/07/2694/FP – planning permission was granted for the erection of a garden shed with a planning condition restricting the use of the building for purposes incidental to the enjoyment of the dwelling.

3.0 Consultation Responses:

- 3.1 The Conservation Officer recommends that planning permission be granted. The Conservation Officer comments that the proposed change of use of the building will not alter the external appearance of the outbuilding and will therefore not impact upon the setting of the heritage asset.
- 3.2 Herts County Council Highways Authority comment that they do not wish to restrict the grant of planning permission. The Highways Officer comments that the change of use is acceptable on the provision that the annex remains tied to the main dwelling.

4.0 Parish Council Representations:

- 4.1 Hormead Parish Council object to the planning application on the grounds of ‘development by stealth, being an upgrading development to an earlier plan’.

5.0 Other Representations:

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

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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
ENV8	Residential Annexes
TR7	Car Parking – Standards

6.2 The National Planning Policy Framework (NPPF) is also a material consideration in the determination of the application.

7.0 Considerations:

7.1 The determining issues in this case relate to Local Plan policy regarding the principle of development; the appropriateness of the residential annexe ; the impact of the proposed development on the character of the area and setting of the listed building and parking issues.

Principle of development

7.2 The application site is situated within the Rural Area Beyond the Green Belt, wherein permission will be given for limited alterations to dwellings. The proposed development involves a conversion of an existing building to an annex and there is therefore no increase in the floor space of the dwelling. As such, the proposed development is considered to represent a limited alteration to the existing dwelling, in accordance with policy GBC3 of the Local Plan.

Residential annexes

7.4 With regards to the conversion and extension of the building to provide a residential annexe, Policy ENV8 permits the conversion of an existing outbuilding to a residential annexe where the outbuilding is of a design and structure in keeping with the existing dwelling and locality; the size of the outbuilding is compatible with the requirements of the annexe; the outbuilding is appropriately located in relation to the main dwelling; and sufficient space to park vehicles for both parts of the dwelling is available and appropriately located within the curtilage of the site.

7.5 Officers consider that the annexe proposal in this application is sited in

an appropriate location in relation to the main dwelling and would therefore be capable of being used as an integral part of the use of main dwelling on the site. The size of the building to be converted is not significant (35-square metres) and Officers consider the proposed level of accommodation to be appropriate for an annex use which, from the information submitted by the applicant is for an elderly relative. Taking this into account and with regard to the relationship between the building with the dwellinghouse, Officers are of the opinion that the annexe will be used as an integral part of the main dwelling.

- 7.7 The sharing of the garden area, parking, access and the siting of the annexe with the dwelling, ensures that a good relationship is maintained between the dwelling and the annexe. Officers consider that the use of the annexe would remain dependent upon the main dwelling and a condition to require the use to be ancillary to the existing residential unit would be sufficient to control its use and prevent the annexe being used as an independent unit.
- 7.8 Policy ENV8 expects there to be sufficient parking for both the existing dwelling and the annexe within the site. There is a significant front driveway space that can accommodate a number of vehicles; Officers are therefore satisfied that there is sufficient provision for parking.
- 7.9 The comments from the Parish Council are noted – they raise concern with regards to ‘development by stealth’. Whilst Officers are not entirely clear on the exact concerns of the Parish Council, having regard to the above considerations. It is evident that the proposal accords with the relevant Local Plan policies and there is therefore no objection in principle to the re-use of the outbuilding as an annex.

Character and appearance

- 7.10 In terms of the appearance of the development, the alterations proposed to the building include internal alterations and the provision of some additional openings. The building is well set back from the road frontage and is not visible from any public vantage point. The Conservation Officer comments that the proposed alterations will not impact on the setting of the listed building. As such, Officers are of the opinion that the proposed building is of an appropriate design and structure in keeping with the existing dwelling and locality and that there will be no significant harm to the character and appearance of the site or setting of the listed building.

Neighbouring Amenity

- 7.11 The building is located an appropriate distance from neighbouring properties such that there will be no significant impact on neighbour amenity.

8.0 Conclusion:

- 8.1 The proposed use of an existing outbuilding as an annex would not conflict with policy ENV8 of the Local Plan and will not result in significant harm to the character or appearance of the dwelling, its surroundings or the setting of the listed building. The building is located at an appropriate distance from the existing dwelling and neighbouring dwellings, with ample parking and no significant impact on highways safety or access. Officers therefore recommend that planning permission is granted subject to the conditions at the head of this report.