

3/14/1090/FP – Single storey rear extension at 2 Pelham Grove, Ginns Road, Stocking Pelham SG9 0HZ for Mr P Dodd

Date of Receipt: 08.07.2014

Type: Full – Other

Parish: STOCKING PELHAM

Ward: LITTLE HADHAM

RECOMMENDATION:

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

1. Three Year Time Limit (1T12)
2. Approved plans (2E10) – insert: ‘316/14/01 and 316/14/02’

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 and the limited harm to the rural qualities of the surrounding area is that permission should be granted.

_____ (109014FP.MP)

1.0 Background

- 1.1 The application site is shown on the attached OS extract. It comprises a fairly large semi-detached property located within the small village of Stocking Pelham, a category 3 village. The property has a large front driveway and access to the side which leads to a large detached garage. The property has been extended to the side and rear and has a large rear garden. There is a mixture of wall and fencing to the boundary with the adjoining neighbour, 1 Pelham Grove.
- 1.2 The proposed single storey extension to the rear of the dwelling at a maximum projection of 4.8metres.
- 1.3 The application has been referred to Members for a decision as it is contrary to Rural Area policy and a neighbor objection has been received.

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2.0 Site History

2.1 Planning permission was granted in LPA reference 3/1986-88FP for two storey extensions, porch and garage.

3.0 Consultation Responses

3.1 No consultation responses have been received.

4.0 Parish Council Representations

4.1 No comments from Stocking Pelham Parish Council have been received.

5.0 Other Representations

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

5.2 One letter of objection has been received from the neighbouring property, 1 Pelham Grove, raising concern with regards to the impact on neighbour amenity in terms of loss of outlook, overbearing impact and loss of light/overshadowing. The letter of representation also raises concern in terms of the increase in the size of the dwelling and conflict with Rural Area policy and the wider impact of development in the village. The letter of representation requests that conditions are placed on the property restricting any further developments.

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

6.2 The National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) are also material considerations in this case.

7.0 Considerations

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- 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 and neighbour amenity impact.

Principle of development

- 7.2 As the site lies within the Rural Area as defined in the Local Plan, 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 original property was a relatively modest semi-detached property with a floor area of around 90square metres. Planning permission was granted for two storey extensions to the dwelling in LPA reference 3/1986-88FP which, together with extensions now proposed involve an additional 113square metres which is over double that of the original dwelling. This exceeds what may be considered as representing a limited extension. The proposal would thereby be contrary to policy GBC3, a concern which is echoed by a third party representation.
- 7.4 However, it is the visual impact of the floor area increase on the character and appearance of the area that is material in the determination of this application, which is discussed below:

Impact on surrounding area/amenity

- 7.5 Both the application property and the adjoining neighbour (1 Pelham Grove) benefit from extensions to the rear which includes the provision of two pairs of double hipped rear projections. Given that the existing extensions to the pair of semi-detached dwellings are very similar, in visual amenity terms, they appear as an original part of the dwelling. The extension proposed in this application is at the ground floor and, whilst being of fairly significant proportions, is of an overall scale and design which appears subordinate to the character and proportions of

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the existing and extended dwelling. There are no public views of the rear elevation of the dwelling and only limited views from other neighbouring properties.

- 7.6 Whilst Officers acknowledge the concerns from the third party in relation to the size increase of the dwelling, for the reasons set out above, Officers do not consider that the proposed extension will result in significant harm to the character or appearance of the dwelling or the surrounding countryside/village setting.

Neighbour amenity considerations

- 7.7 The proposed extension is set 2 metres away from the boundary with the neighbour, 1 Pelham Grove. The proposed development is at single storey with an eaves height of 2.2metres and the roof pitching away from the neighbours to a maximum height of 3metres (excluding the roof lantern). Having regard to the siting and relationship between the proposed extension and the neighbouring properties Officers do not consider that there will be a significant or detrimental impact on the amenity of neighbour amenity in terms of overbearing impact, loss of outlook, light or overshadowing or loss of privacy in accordance with policy ENV1 of the Local Plan.

Other matters

- 7.8 The comments from the neighbour in respect of placing restrictions on future developments to the property are noted. However, any future developments relating to extensions to the dwelling would require planning permission and would be considered through the normal planning application processes.

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 of modest proportions, and will not result in significant harm to the character and appearance of the dwelling or the rural setting, Officers consider that the circumstances of this case should allow a departure from policy. The proposed extensions would not result in any significant harm to the amenities of the occupiers of the neighbouring property or to any other relevant planning considerations. It is therefore recommended that planning permission be granted subject to conditions.