

3/14/1222/FP – Two storey rear extensions, first floor front extension, replacement of front dormer windows and erection of single storey side link extension following demolition of existing conservatory at Tomways, Bury Green, Little Hadham, SG11 2EY for Mr and Mrs Gareth Lloyd–Williams

Date of Receipt: 07.07.2014

Type: Full – Other

Parish: LITTLE HADHAM

Ward: LITTLE HADHAM

RECOMMENDATION:

That planning permission be **REFUSED** for the following reason:

1. The proposed extensions, by reason of their size, scale, siting and design, would disproportionately alter the size of the original dwelling; be out of keeping with its character and appearance; would intrude into the rural qualities of the surrounding rural area, and would be harmful to the character and appearance of the Bury Green Conservation Area. The proposal is thereby contrary to policies GBC1, ENV1, ENV5 and BH5 of the East Herts Local Plan Second Review April 2007.

Summary of Reasons for Decision

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2012 (as amended) East Herts Council has considered, in a positive and proactive manner, whether the planning objections to this proposal could be satisfactorily resolved within the statutory period for determining the application. However, for the reasons set out in this decision notice, the proposal is not considered to achieve an acceptable and sustainable development in accordance with the Development Plan and the National Planning Policy Framework.

_____ (122214FP.FM)

1.0 Background

- 1.1 The application site is shown on the attached OS extract. It comprises a detached property located within the small village of Bury Green, a category 3 village within the Metropolitan Green Belt, wherein policy GBC1 of the Local Plan applies.
- 1.2 Tomways is a detached 2 storey dwelling that has been extended previously by the erection of a rear conservatory. It is finished externally in render and is set in spacious grounds with a detached double garage

to the north flank and a large gravel driveway.

- 1.3 This application seeks planning permission for the construction of extensions and alterations to the rear, front and side elevations of the existing property following the demolition of the existing rear conservatory.
- 1.4 The application has been referred to Committee at the request of Councillor M Carver.

2.0 Site History

- 2.1 Planning permission was granted within LPA reference 3/79/1327/FP for the construction of a detached dwelling with garage.
- 2.2 Planning permission was granted within LPA reference 3/01/1060/FP for the erection of a conservatory at the property (which was subsequently constructed).

3.0 Consultation Responses

- 3.1 No consultation responses have been received.

4.0 Parish Council Representations

- 4.1 No comments have been received directly from Little Hadham Parish Council. However, the applicant has forwarded to the Council the notes from two Parish Councillors in respect of the proposals. The notes indicate that the two Parish Councillors visited the application site and both raised no objection to the proposals.

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 were received directly by the Council during the consultation period. However, the applicant has forwarded 5 letters in support of the application from local residents.

6.0 Policy

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

following:

GBC1	Appropriate Development in the Green Belt
ENV1	Design and Environmental Quality
ENV5	Extensions to Dwellings
ENV6	Extensions to Dwellings – Criteria
ENV14	Wildlife site
BH5	Extensions and Alterations to Unlisted Buildings in Conservation Areas
TR7	Car Parking – Standards

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

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 its surrounding rural area, and neighbour amenity impact.

Principle of development

7.2 The application site is located within the Metropolitan Green Belt, wherein limited extensions and alterations to dwellings will be permitted in accordance with Policies GBC1 and ENV5 of the Local Plan. Policy ENV5 states that an extension to a dwelling will be expected to be of a scale and size that either by itself, or cumulatively with other extensions, would not disproportionately alter the size of the original dwelling nor intrude into the openness or rural qualities of the surrounding area. Within the Green Belt, the Council is concerned about the effect an extension or outbuilding 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.

7.3 The National Planning Policy Framework (NPPF) promotes good design that responds to local character and history, and reflects the identity of local surroundings and materials. In addition, the NPPF considers that development in Conservation Areas should make a positive contribution to local character and distinctiveness whilst not causing harm to the significance of the area as a designated heritage asset.

- 7.4 The history of the site reveals that the original property was a relatively modest detached property. Planning permission was granted for a rear conservatory in 2001 within LPA reference 3/01/1060/FP. This application proposes to add a cumulative increase in floor space of approximately 40% above that of the original dwelling. Whilst this in itself is considered to be limited, it is nevertheless important to consider the size, scale, siting and design of the individual elements of the proposed development and their impact on the character and appearance of the dwelling and its surroundings.
- 7.5 It is proposed to construct a 2 storey rear gable extension following the demolition of the existing conservatory. This extension would extend some 5.8 metres beyond the rear elevation of the main dwelling. The roof ridge of the proposed extension would reach the same height as the roof ridge line of the main dwelling and would project some 8.4 metres from the existing roof ridge line. It is considered that such an addition would be of a size and scale that would not be subservient or proportionate in relation to the size and scale of the original dwelling. This extension would result in a bulk and massing that would be harmful to the character and appearance of Tomways and would intrude into the openness and rural qualities of the surrounding area.
- 7.6 Between the existing gable element and the proposed gable extension, it is proposed to construct a smaller extension that would provide a bathroom on the first floor. This extension would be set back from the existing rear gable element. However, this two storey extension has been designed with a flat roof. Policy ENV6 (d) of the Local Plan outlines that flat roofed extensions will be refused as visually undesirable other than in exceptional circumstances where the original dwelling allows a flat-roofed design to be appropriately incorporated. The original dwelling was designed with a mix of pitched and hipped roofs; there are no existing flat roof elements. The proposed flat roof extension would therefore appear as an alien addition in relation to the existing dwelling and would be out of keeping with its existing character and appearance.
- 7.7 The submitted plans also propose the construction of a first floor front extension. It is considered that the high eaves level of this extension, together with its 4 metre width and 1.5 metre projection forward of the front elevation of the main dwelling would result in an extension that would not be subservient to or in keeping with the character and appearance of the existing dwelling. Due to its siting to the front elevation of the property, and the proximity of Tomways in relation to

the highway, it would also appear as an addition that would be prominent within and harmful to the character and appearance of the street scene and the wider Conservation Area.

- 7.8 Having regard to the above reasons, Officers consider that the proposed two storey rear extensions and the first floor front extension by reason of their size, scale, siting and design, would disproportionately alter the size of the original dwelling and would be out of keeping with and detrimental to the character and appearance of the dwelling and the wider street scene; the rural qualities of the surrounding area, and the Bury Green Conservation Area. The proposal is thereby contrary to policies GBC1, ENV1, ENV5, ENV6 and BH5 of the East Herts Local Plan Second Review April 2007.
- 7.9 The applicant has outlined that the existing house is in need of some works to improve its appearance. However, such works could be undertaken without the need for extensions of this size and scale. This is not a material consideration that would outweigh the above concerns with the proposed development.

Neighbour amenity considerations

- 7.10 The proposal would retain at least 20 metres to the flank walls of the nearest neighbouring properties. Having regard to this distance and also the mature landscaping that bounds the site, it is not considered that the proposal would create a detrimental impact upon the neighbours' amenity from loss of light, overlooking or similar.

Parking

- 7.11 This proposal will result in a 4 bedroom dwelling, which is an increase of one bedroom. The three off-road parking spaces as well as the double garage that is to be retained accords with the standards as set in policy TR7 and Appendix II of the Local Plan.

8.0 Conclusion

- 8.1 Whilst the floorspace of the proposed extensions, when considered individually, would be limited in relation to the size of the original dwellinghouse, the proposed two storey rear extensions and the first floor front extension would be of a size, scale, siting and design that would result in substantial additions to the dwelling that, would be harmful to the character and appearance of the existing dwelling and

the surrounding Conservation Area. They would also have a harmful visual impact upon the openness of this Green Belt location.

- 8.2 The development would thereby be contrary to Policies GBC1, ENV1, ENV5 and BH5 of the East Herts Local Plan Second Review April 2007, and the requirements of the National Planning Policy Framework. It is therefore recommended that planning permission be refused.