

a) 3/15/0348/HH and b) 3/15/0492/LBC – Single storey rear extension with solar panels following demolition of existing boiler store. Alterations to fenestration and internal alterations at Thatched Cottage, Patmore Heath, Albury, SG11 2LX for Mr and Mrs Winterburn

Date of Receipt: a) 10.03.2015
b) 01.06.2015

Type: a) Householder
b) Listed Building Consent

Parish: ALBURY

Ward: LITTLE HADHAM

RECOMMENDATION

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

1. Three year time limit (1T12)
2. Approved Plans (2E10)

Informatives:

1. Other Legislation (01OL)
2. Protected Species (36PS)

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 2015. The balance of the considerations having regard to those policies is that permission should be granted.

b) That listed building consent be **GRANTED** subject to the following conditions:-

1. Listed building three year time limit (1T14)
2. Samples of Materials (2E12)
3. Listed building (New Windows) (8L03)
4. Listed Building (New Doors) (8L04)

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5. Prior to any building works being first commenced, detailed drawings showing the solar panels which it is proposed to install, together with a detailed description or specification, shall be submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason

To ensure the historic and architectural character of the building is properly maintained, in accordance with national planning policy guidance set out in section 12 of the National Planning Policy Framework.

6. Listed Building (New Brickwork) (8L06)
7. Listed Building (New External Rendering) (8L08)
8. Listed Building (Rainwater Goods) (8L09)
9. Listed building (Making Good) (8L10)

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 National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The balance of the considerations having regard to those policies is that listed building consent should be granted.

_____ (034815HH.FM)

1.0 Background

- 1.1 The application site is located within the Rural Area Beyond the Green Belt as shown on the attached OS extract. It comprises two storey semi-detached dwelling which is Grade II listed, and is finished externally in painted render and weatherboarding under a part thatched, part tiled roof. The C18th property is sited within the Patmore Heath Conservation Area and there are several other listed buildings nearby.
- 1.2 The proposal is for a single storey rear extension with solar panels following the demolition of the existing boiler house. It is also proposed to replace the existing ground floor aluminum patio doors at the side of

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the house with oak doors. Internal alterations to accommodate a change in the ground floor layout are also proposed. These include the removal of several windows and partition walls and the insertion of patio doors. The proposed extension would be attached to the side elevation of an existing 2 storey rear extension to the property and would have a width of 4 metres and a length of 3.5 metres. The proposed extension has been designed with a pitched roof reaching a maximum height of 4.3 metres.

- 1.3 The applications have been referred to Committee because the applicant is a member of staff.

2.0 Site History

- 2.1 The planning history of the site is as follows:

LPA Reference	Description	Decision
3/89/0381/FP	Internal alterations, new staircase and 2 storey rear extension.	Approved with conditions.
3/93/1045/FP	Pitched roof to detached garage.	Approved with conditions.

3.0 Consultation Responses

- 3.1 The Council's Conservation Officer recommends approval of the application and has commented that the existing rear extension to the house was built in the late C20th, and the new extension will impact solely on this late C20th fabric. The proposed solar panels would not be visible from any public views of the building, and are on a modern addition so would cause limited harm to the character of the building and can therefore be considered acceptable. A condition should be added to ensure that the proposed solar panels are of suitable appearance and quality. In summary, they comment that it is not considered that the proposals will harm the character or special interest of the building.
- 3.2 Herts Ecology has commented that they do not have any biological records for the application site. There are records of bats roosting in dwellings within 350 metres of the property and a Great Crested Newt (GCN) breeding pond is present within 30 metres of the property, separated by a road. Therefore a precautionary approach is recommended and informatives advised.

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4.0 Parish Council Representations

4.1 Albury Parish Council has commented that Patmore Heath is a Site of Specific Scientific Interest (SSSI) and so the Biodiversity questionnaire should state that the proposed development is within an SSSI.

5.0 Other Representations

5.1 The applications have been advertised by way of press notice, site notice and neighbour notification.

5.2 No letters of representation have been received.

6.0 Policy

6.1 The relevant Local Plan policies in relation to these applications include the following:-

GBC3	Appropriate Development in the Rural Area Beyond the Green Belt
BH6	New Developments in Conservation Areas
ENV1	Design and Environmental Quality
ENV5	Extensions to Dwellings
ENV6	Extensions to Dwellings – Criteria
ENV16	Protected Species

In addition to the above Section 12 of the National Planning Policy Framework is also a material consideration in the determination of these applications.

7.0 Considerations

7.1 The determining issues in relation to these applications are as follows:

- The principle of development within the Rural Area;
- The impact of the proposal on the character and appearance of the existing listed dwelling; its setting and the Patmore Heath Conservation Area;
- The impact on the amenities of neighbouring residential occupiers.

Principle of Development

7.2 The application site is located within the Rural Area, wherein limited

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extensions and alterations to dwellings will be permitted provided that an extension to a dwelling or the erection of an outbuilding will be of a scale and size that would either by itself, or cumulatively with other extensions, not disproportionately alter the size of the original dwelling nor intrude into the openness or rural qualities of the surrounding area, in accordance with Policies GBC3 and ENV5.

- 7.3 The history of the site reveals that planning permission was granted for the construction of 2 storey and single storey rear extensions to the original dwelling. The proposed single storey extension, together with the extensions added previously to the original property (post 1948) would increase the size of the original dwelling by approximately 58%. This is considered by Officers to be at the very upper limit of what could be treated as a limited extension. However, given its siting and single storey scale, Officers are satisfied that the proposed extension would not disproportionately increase the size of the dwelling nor intrude into the openness or rural qualities of the surrounding area. As such, it is considered that the proposal, on balance, accords with policies GBC3 and ENV5 of the Local Plan.
- 7.4 The proposed extension itself is modest in terms of its single storey scale and it would be sited to the rear of the property and would not be visible from within the street scene. It is considered that the proposal would thereby have a limited impact on the character and appearance of the Rural Area and the surrounding Patmore Heath Conservation Area. The proposed extension is therefore considered to accord with the aims and objectives of policy GBC3.

The impact of the proposal on the character and appearance of the existing listed dwelling and its setting

- 7.5 With regards to the impact of the proposal on the character and appearance of the existing dwelling and the character, appearance and setting of this Grade II Listed building, the Conservation Officer has recommended approval of the application and outlines that the proposed extension and alterations would not harm the character or special interest of the building. Whilst the proposed solar panels would be a modern addition to this listed building, they would be attached to a contemporary extension and they would not be visible from any public views of the building. The Conservation Officer has not raised any concerns with the proposed replacement fenestration or the internal alterations. Taking the above considerations into account, it is considered that the proposed single storey extension would not be

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detrimental to the setting, character or the historic fabric of the listed building, in accordance with Section 12 of the National Planning Policy Framework

The impact on the amenities of neighbouring residential occupiers

- 7.6 The proposed extension would retain at least 6 metres to the nearest neighbouring property to the west, Pear Tree Cottage, and would be attached to an existing two storey extension that bounds the eastern site boundary. Taking this into account, the single storey height of the extension and the mature boundary landscaping, it is not considered that the proposal would be detrimental to the amenities of any neighbouring properties.

Other Matters

- 7.7 The comments from Herts Ecology have been acknowledged. Having regard to Policy ENV16 of the Local Plan it is considered reasonable in this instance to add a directive to the grant of permission to ensure that bats and Great Crested Newts are not harmed during construction works.
- 7.8 The comments of Albury Parish Council have been noted. However, the site is not within the SSSI, but just to the south of it. Nevertheless, the comments of Herts Ecology have been sought in this respect and they have raised no objections to the proposal.

8.0 Conclusion

- 8.1 Having regard to the above, it is considered that the proposed development would not be detrimental to the openness or rural character of the surrounding Rural Area; the character and appearance of the existing dwelling; the character and appearance of the Patmore Heath Conservation Area; the amenities of neighbouring properties or the character, appearance and setting of the Grade II listed dwelling.
- 8.2 It is therefore recommended that planning permission and listed building consent be granted subject to conditions.