

5i a) 3/10/1095/FP and b) 3/10/1096/LB – Part single and part two storey side extensions, internal alterations and demolition of existing side extension at 1, Bury Green Cottage, Bury Green, Little Hadham, SG11 2EY for Mr Fankham

Date of Receipt: a) 06.07.2010
b) 06.07.2010

Type: a) Full – Other
b) Listed Building Consent

Parish: LITTLE HADHAM

Ward: LITTLE HADHAM

RECOMMENDATION

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

1. Three year time limit (1T12)

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan (Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and the saved policies of the East Herts Local Plan Second Review April 2007), and in particular policies GBC3, ENV1, ENV2, ENV5, ENV6 and BH6. The balance of the considerations having regard to those policies and the limited harm to the character, appearance or openness of this rural area 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)
5. Listed Building (New Brickwork) (8L06)
6. Listed Building (New External Rendering) (8L08)
7. Listed Building (Rainwater Goods) (8L09)
8. Listed building (Making Good) (8L10)

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Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan (Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and the saved policies of the East Herts Local Plan Second Review April 2007), and in particular Planning Policy Statement 5: Planning for the Historic Environment. The balance of the considerations having regard to those policies is that consent should be granted.

_____ (109510FP.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.
- 1.2 The application property is a two storey semi-detached dwelling which is a Grade II Listed Building. The property benefits from off-street parking and a detached garage. It is situated within a large site which is predominantly laid-to-lawn and is encompassed by mature landscaping to the rear of the site and along the south western boundary.
- 1.3 The proposal is for two storey and single storey side and rear extensions following the demolition of the existing single storey side extension and outbuildings. The application also proposes internal works and alterations. The proposed two storey side extension would be set below the roof ridge of the main dwelling and would project 4.5metres from the side of the property. The single storey element would extend 2.4metres in width beyond this and has been designed with a mono-pitched roof. The proposed 2storey extension would extend 4.3metres beyond the rear elevation of the existing dwellinghouse and has been designed with a gable end that would have a roof ridge line set down from that of the main dwelling by 0.7metres. The proposed extensions would provide dining, family and utility rooms at ground floor level and two additional bedrooms with a bathroom at first floor level.

2.0 Site History

- 2.1 There is no relevant planning history at the application site. However, it is important to note that planning permission was granted at the adjoining property, No2 Bury Green Cottage as follows:

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LPA Reference	Description	Decision
3/63/0835/FP	Single storey side extension.	Approved with conditions.
3/83/1063/FP	Single storey rear extension.	Approved with conditions.
3/04/1572/FP 3/04/1573/LB	Removal of existing bathroom extension and replace with two storey rear and side extensions.	Approved with conditions.
3/06/0790/FP	Detached double 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 reduced roof ridge height of the extension, together with its set back from the front elevation of the main dwelling, still allow the main listed dwelling to appear as the principle building. It is also considered that the proposed internal alterations would not have a detrimental impact upon the historic fabric of the building.
- 3.2 The Conservation Officer raised initial concerns that the external chimney stack would be of a size that would be too dominant in relation to the main dwellinghouse. However, amended plans of the proposed chimney were received that show a reduction in its size. The Conservation Officer has confirmed that the revised chimney would be less dominant and would preserve the character and appearance of the listed building. Approval is therefore recommended subject to conditions.
- 3.3 The Historic Environment Unit have commented that the proposal is unlikely to have an impact upon significant heritage assets.

4.0 Parish Council Representations

- 4.1 No comments from Little Hadham Parish Council had been received at the time of writing this report.

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.

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6.0 Policy

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

GBC3	Appropriate Development in the Rural Area Beyond the Green Belt
ENV1	Design and Environmental Quality
ENV2	Protection of Existing Hedgerows and Trees
ENV5	Extensions to Dwellings
ENV6	Extensions to Dwellings – Criteria
BH6	New Developments in Conservation Areas

In addition to the above it is considered that Planning Policy Statement 5: Planning for the Historic Environment forms 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 and its setting;
 - The impact of the proposal on the character and appearance of the 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 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 GBC1 and ENV5.
- 7.3 It has been calculated that the floor area of the original dwelling was approximately 79m². The proposed two storey and single storey side extensions, which would replace the existing single storey side structure (that does not appear to be original but appears to have been constructed pre-1948) would result in an increase of approximately 83m² in the floor area of the original dwelling which would represent an increase of approximately 104% in the floor area of the original dwelling.

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Officers consider that this increase in size cannot be considered as 'limited extensions' to the dwelling and would form a departure from the Local Plan. It is therefore necessary to consider whether in this case the proposed extensions would cause harm by reason of inappropriateness to the character and the openness of the Rural Area

- 7.4 No1 Bury Green Cottage is a modest two storey dwelling which benefits from a large site and is set back from the highway by some 24metres and is well screened from its rear and south elevations by mature landscaping. The proposed extensions will increase the footprint of the original dwelling quite substantially. However, taking into account that the proposed extensions would be set down from the roof ridge line of the main dwellinghouse and would be set back from the front elevation of the existing dwelling, it is Officers opinion that the extensions are of a size, scale and siting that would appear proportionate and subservient to the main dwelling. Furthermore, taking into account the design of the extensions, it is considered that they would be appropriate for and sympathetic to the simple character and appearance of this listed dwelling. The resultant building would therefore still retain a low key visual appearance would not be detrimental to the character and appearance of the existing listed dwelling, the character and appearance of the street scene or the openness and rural character of the surrounding area.
- 7.5 The applicant has indicated that they have a growing family and therefore require more habitable accommodation. The proposed extensions would increase the number of existing bedrooms from 2 to 4 and would provide additional reception rooms at ground floor level. It is therefore considered that the long term retention of the listed building, the need for additional accommodation and the limited impact of the proposed extension on the character and appearance of the Rural Area would constitute special circumstances that would outweigh any harm by reason of inappropriateness in the Rural Area.
- 7.6 It is also material to this application that the adjoining dwellinghouse, No.2 Bury Green Cottages has been granted planning permission for several extensions and alterations over time. Similarly to the proposed extensions within this application, the extensions that have been previously added to No.2 equate to a 90% increase in the floorspace of the dwelling in comparison to the original dwelling. Furthermore the existing 2 storey extension at No.2 also projects 4.5metres beyond the rear elevation of the property. It is also considered that the design and the siting of the 2 storey side extension within this proposal would balance out and complement the 2 storey side that has been constructed at No.2. It is therefore considered that the extensions approved at No.2

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constitute a material consideration in the determination of this application at No1.

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

- 7.7 With regards to the impact of the proposal on the setting of the listed building, the Council's Conservation Officer has raised no objections to the proposal. Taking the above considerations into account, it is considered that the proposed two storey extension would not be detrimental to the setting, character or the historic fabric of the listed building, in accordance with Planning Policy Statement 5: Planning for the Historic Environment.

The impact on the amenities of neighbouring residential occupiers

- 7.8 Nos.1 and 2 Bury Green Cottage are surrounded by open countryside. It is considered that the proposed extension, which would be situated on the south western side elevation of the dwelling, would not be detrimental to the amenities of any neighbouring properties.
- 7.9 Officers note that the proposed side extensions would be built within close proximity to several trees covered by Preservation Orders, located on the south western site boundary. However, the Landscape Officer has verbally confirmed that the proposed extensions will not impact upon these preserved trees.

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 amenities of neighbouring property or the character, appearance and setting of the Grade II listed dwelling.
- 8.2 It is therefore considered that there are circumstances in this case to allow permission to be granted contrary to Policy GBC3 of the East Herts Local Plan, and it is therefore recommended that planning permission and listed building consent be granted subject to the conditions which are outlined at the head of the report.