

5j 3/10/1252/FP – 1 ½ storey rear extension with new raised roof and provision of dormer windows at Lower Farm Bungalow, East End, Furneux Pelham, SG9 0JT for Mrs Elliman

Date of Receipt: 14.07.2010

Type: Full - Other

Parish: FURNEUX PELHAM

Ward: LITTLE HADHAM

RECOMMENDATION

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

1. Three Year Time Limit (1T121)

Directive:

1. Other legislation (01OL1)

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 East Herts Local Plan Second Review April 2007), and in particular policies GBC3, ENV1, ENV5 and ENV6. The balance of the considerations having regard to those policies and the limited harm to the character and appearance or openness of this rural site from the development, is that permission should be granted.

_____ (125210FP.MP)

1.0 Background

- 1.1 The application site is shown on the attached OS extract. The property is a detached white rendered chalet bungalow. It is at a slightly elevated position to the road and benefits from a large front gable with a bay window and various projections to the rear of the dwelling. The property is located within the small hamlet of the East End, and is surrounded by fields with open views of agricultural land.
- 1.2 The proposed extensions include the provision of a new roof, and the raising of that roof by one metre to provide living accommodation within the roof slope. On the front facade three traditional gable styled dormer windows are proposed with a width of 1.3 metres. To the rear, an extension is proposed of 3.95 metres in depth, with a slightly lower roof ridge line than the proposed front roof, and forming two gables on the rear (north)

3/10/1252/FP

elevation. The rear projection is set in 450mm from the flank elevation of the dwelling, with dormer windows on the side roof slopes. An element of flat roof joins the two gables, with rooflights and solar panels proposed within that element of the roof. The ground floor extensions amount to an approximate cumulative floor area increase in the original size of the dwelling of 70%. There is, however, space within the roof for living accommodation and this additional floor space increase therefore exceeds what might be considered 'limited' in policy terms and it is for this reason that the application has been referred to the committee for a decision.

2.0 Site History

2.1 Planning permission was originally granted for the bungalow within permission reference E/322-53. Permission was later granted for extensions and alterations to the dwelling within LPA references 3/0235/86FP and E/707-63. A condition restricting the use of the bungalow was attached to the original permission (E/322-53), which was later removed through a Certificate of Lawfulness, within LPA reference 3/09/1195/CL.

3.0 Consultation Responses

3.1 The Historic Environment Unit have commented that the proposal is unlikely to have a significant impact on heritage assets.

4.0 Parish Council Representations

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

5.0 Other Representations

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

5.2 No representations have been received.

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

7.0 Considerations

Principle of development

- 7.1 As the site lies within the rural area, 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.
- 7.2 The history of the site reveals that planning permission for the bungalow was granted in 1953 within permission reference E/322-53, albeit with an agricultural tie which has recently been removed via a Certificate of Lawful Development under permission reference 3/09/1195/CL. However, extensions and alterations to the dwelling have been made through permission references 3/0235-86FP (extension to bungalow) and E/707-63 (Addition to house). Those extensions, combined with the extensions proposed, equate to an approximate 68% floor area increase in the size of the dwelling, in terms of the footprint, which is considered to be at the upper limit of what may be considered as a limited extension. However, the proposed development also includes the provision of upper floor accommodation which would increase the size of the dwelling further, and exceed what may be considered as a limited extension. In this respect the proposed development does not accord with policy GBC3(c).
- 7.3 However, Officers consider that the main planning issues should focus on how the proposed extensions and alterations impact on the character, appearance and open, rural nature of the site and surroundings.

Impact on surrounding area/amenity

- 7.4 From the front elevation, the dwelling benefits from a fairly steep and generous roof space which could reasonably be converted into additional living accommodation. The proposed development involves increasing the height of the roof ridge by one metre and the provision of three dormer windows evenly spaced on the front roof slope. From the frontage of the building, Officers are of the opinion that the proposed development involves

only a modest increase in height and does not result in a significant increase in the massing and bulk of the dwelling. The gable on the frontage retains an important feature and the proposed dormer windows will enhance the form and add balance and interest to the roof slope. In this respect, the proposed increase in the height of the roof will not result in a significantly harmful impact on the character or appearance of the dwellinghouse, or result in a significantly harmful impact to the character or appearance of the dwelling from the road frontage.

- 7.5 The proposed rear extension effectively replaces the existing rear appendages (two gables and a flat roof) with a more significant projection, in the form of two gables with interlinking flat roof. The projection and massing of the roofs is acknowledged by Officers to be significant, taking into context the depth and form of the existing dwelling. However, the two rear gables would have a lower roof ridge line than the front ridge line, and are inset from the flank building line, such that the proposed rear extension appears appropriately subordinate to the existing dwelling. Officers recognise policy ENV6(d) which discourages the use of flat roof extensions. However, in the case of this proposed design, the flat roof will 'read' as a sloping roof with a dormer and allows the flat roof element to be appropriately incorporated into the design. The flat roof also incorporates solar panels which provide broader sustainability benefits.
- 7.6 The rear extension incorporates differing elevational treatments, with the side elevations mimicking the historic context of the bungalow and the rear elevation providing a more 'contemporary' feel, with the use of fenestration and boarding. In this respect, the proposals are sympathetic with the character of the original dwelling whilst providing an indication as to the evolution of the dwelling over the passage of time.
- 7.7 Having regard to the above considerations, Officers are of the opinion that the rear extensions are of an appropriate size, scale, form and design such that they do not result in significant harm to the character, appearance or openness of the rural site.

Neighbour amenity considerations

- 7.8 Having regard to the relationship of the dwelling to neighbours, there will not be a significant impact on neighbour amenity that would warrant the refusal of the application.

Conditions

7.9 The proposed plans indicate materials of construction which Officers consider are appropriate to the context of the building; accordingly, no conditions relating to this issue are required.

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 will not result in significant harm to the character and appearance of the dwelling or the open rural setting, it is therefore recommended that planning permission be granted.