

**5k 3/10/1334/FP – Rear conservatory at Barn Cottage, Dassels, Braughing, SG11 2RW for Mr Langley**

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**Date of Receipt:** 23.07.2010

**Type:** Full – Other

**Parish:** BRAUGHING

**Ward:** BRAUGHING

**RECOMMENDATION**

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

1. The proposed extension, by reason of its length, cumulatively with the extensions previously added to the property, would result in a dwelling of excessive size that would be out of keeping with and detrimental to the character and appearance of the original dwelling and the openness and rural character of the surrounding area. The proposal would thereby be contrary to Policies GBC3, ENV1 and ENV5 of the East Herts Local Plan Second Review April 2007.

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**1.0 Background**

- 1.1 The application site is located in the Rural Area Beyond the Green Belt within the settlement of Dassels as shown on the attached OS extract.
- 1.2 The application property is a two storey semi-detached dwelling, situated along the main road which runs through Dassels. The property benefits from an integral double garage and off-street parking for 3 to 4 vehicles.
- 1.3 The proposal is for a single storey rear conservatory. The proposed conservatory would be 3.5 metres wide, 3.2 metres in height to the ridge of the hipped roof and would project 3.5 metres from the rear elevation of the dwelling. It should be noted that the proposed conservatory would adjoin an existing single storey rear extension, resulting in a projection of 7.5 metres from the rear of the original dwelling.
- 1.4 This application is being reported to committee as the applicant is related to an Officer of the Council.

**2.0 Site History**

- 2.1 Planning permission was granted for a single storey rear extension (3/82/1104/FP) and two storey side extension (3/91/0005/FP) and both

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schemes have since been implemented. There is no other relevant planning history at the application site.

#### **3.0 Consultation Responses**

3.1 The County Archaeologist commented that the proposal is in this instance unlikely to have an impact upon significant heritage assets.

#### **4.0 Parish Council Representations**

4.1 At the time of writing no comments have been received from Braughing Parish Council.

#### **5.0 Other Representations**

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

5.2 No letters of representation 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**

7.1 The determining issues in this case relate to the principle of development within the Rural Area and the impact of the proposal on the character and appearance of the existing dwelling, surrounding area and the amenities of adjoining neighbouring occupiers, in the determination of this application.

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 outbuildings 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

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Policies GBC3 and ENV5.

- 7.3 It has been calculated that the floor area of the original dwelling was approximately 104 square metres (sq.m). However, the previously approved two storey side and single storey rear extensions have effectively doubled the size of the original dwelling, resulting in an increase in the floor area of the dwelling by over 100 per cent. The extension now proposed, some 12.25 sq.m, would result in a further increase in the size of the original dwelling, contrary to Policies GBC3 and ENV5 the Local Plan.
- 7.4 The proposed conservatory together with the existing rear extension would result in a projection of a total of 7.5 metres beyond the main rear wall of the original dwelling, and it is considered that such a depth of projection would be disproportionate in its length in relation to the main dwelling, which would also be emphasised by the juxtaposition of the existing flat roof extension and hipped roof conservatory, creating an uneven and visually unattractive roof form. Officers consider that the length of the extension when taken with previous extensions, would result in a disproportionate increase in the size of the original dwelling that would be detrimental to the character and appearance of the existing dwelling and would unreasonably intrude into the openness of the surrounding Rural Area, particularly as the application site descends away from the main dwelling and the sparse landscaping at the rear of the site exposes the rear elevation of the dwelling to the surrounding countryside.
- 7.5 Turning to the impact of the proposal on the amenities of adjoining neighbouring occupiers, it has been noted that the proposed extension would result in a projection of 7.5metres from the rear of the original dwelling, adjacent to the party boundary shared with No. 2 Jubilee Cottages. However, the adjoining dwelling benefits from a single storey rear extension, approximately 4.2 metres in depth, therefore the proposed extension at the application site would project a maximum of 3.5 metres beyond the rear wall of the adjoining dwelling. Having regard therefore to the depth of the extension, its single storey height and mature landscaping along the Northern boundary of the site, it is considered that the proposed extension would not result in any unacceptable impact upon the amenities of the adjoining neighbouring occupiers.

### **8.0 Conclusion**

- 8.1 Having regard to the above considerations it is concluded that the proposed development would represent inappropriate development within the Rural Area. The proposed extension, by reason of its length cumulatively with the extensions previously added to the property, would result in a dwelling of excessive size that would be out of keeping with and detrimental to the

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character and appearance of the original dwelling and the openness and rural character of the surrounding area, contrary to policies GBC3, ENV1 and ENV5 of the Local Plan.

- 8.2 It is therefore recommended that planning permission be refused for the reasons outlined at the head of this report.