

51 **3/10/0917/FP – Single storey front and side extension at 1 Blue Hill Farm Cottages for Mr Colin Stanley**

Date of Receipt: 12.07.2010

Type: Full - Other

Parish: WATTON-AT-STONE

Ward: WATTON-AT-STONE

RECOMMENDATION

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

1. Three Year Time Limit (1T121)
2. Matching Materials (2E13)

Directive:

1. Other legs (010L)

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan (East of England Plan May 2008, 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 GBC1, ENV1, ENV5 and ENV6. The balance of the considerations having regard to those policies is that permission should be granted.

_____ (091710FP.LP)

1.0 Background

- 1.1 The application site is shown on the attached OS extract. The property is constructed of cream render with a tiled roof and forms one of 2 pairs of semi detached properties. The property is sited 800 metres to the north of Watton-at-Stone (via the Walkern Road).
- 1.2 To the north of the property lies open fields; to the east the attached semi; to the south lies a new dwellinghouse; and to the west is a barn conversion for 5 residential units currently under construction (ref lpa 3/09/0874/FP).

2.0 Site History

- 2.1 There is only one relevant historic planning application to the site granted within LPA reference 3/0687/77 for the provision of 2 storey and single storey side extension to the dwelling.

3.0 Consultation Responses

- 3.1 No consultation responses have been received.

4.0 Town/Parish Council Representations

- 4.1 Watton-at-Stone Parish Council have made no representation.

5.0 Other Representations

- 5.1 The applications have been advertised by way of site notice, press notice and neighbour notification.
- 5.2 No representations have been received as a result.

6.0 Policy

- 6.1 The relevant Local Plan policies in this application include the following:-

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|------|--|
| SD2 | Settlement Hierarchy. |
| GBC1 | Appropriate Development in 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 Metropolitan Green Belt, the principle of development is assessed under policy GBC1 of the East Herts Local Plan Second Review April 2007. Under part (d) 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 principal objective of this policy is to limit the size of extensions to properties in the Green Belt in order to protect the openness and the character and appearance of the Green Belt. (Although a subsidiary objective of the policy

is to maintain a supply of smaller dwellings outside of the main towns and settlements). This overriding objective is highlighted in government planning policy guidance on Green Belts (PPG2) which indicates that the most important attribute of Green Belts is their openness and that extensions should not result in disproportionate additions over and above the size of the original building.

- 7.2 It is Officers opinion that in creating an 80% increase of floor area over that of the original dwelling (that predating 1948) this proposal cannot be considered as “limited” and is therefore contrary to policy unless very special circumstances can be demonstrated that clearly outweigh the harm by reason of appropriateness. PPG2 describes that very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. In this case Officers consider that due weight should be given to the size of the proposed garage which adds a modest floor area of 17sqm that would have no adverse impact upon the openness and character of the surrounding area of Green Belt. Weight is also given to the neighbours extensions at No. 2 to 4 that are of comparable sizes to the proposal.

Impact on surrounding area/amenity

- 7.3 The extension is of an appropriate size, scale and design that is in keeping with the character and appearance of the property. The extension with the front projection is comparable in size and design to other extensions built to the neighbours of 2-4 Blue Hill Cottages. Materials are proposed to match the existing.

Neighbour amenity considerations

- 7.4 In terms of neighbouring amenity, given the siting of the extension and its relationship with the adjoining neighbour at No. 2, there would be no unacceptable impact upon their amenity. The site to the south west is being developed as a barn conversion. Given the distance of this development from the proposed garage, there would equally be no adverse impact upon their amenity from outlook, overshadowing or similar.

Conditions

- 7.5 The application forms indicate that materials of construction are proposed to match the existing. This is acceptable and a condition to ensure matching materials has been imposed.
- 7.6 Given the amount of hard standing to the front driveway it is not considered necessary to restrict the use of the garage via condition.

8.0 Conclusion

- 8.1 Officers consider that the amount of development proposed cannot be considered as 'limited', and is therefore contrary to policy GBC1 of the Local Plan, unless very special circumstances indicate otherwise. However, as this extension will not result in significantly harmful extension nor would it result in significant harm to the character, appearance or openness of the Green Belt, Officers are satisfied that such very special circumstances exist in this case. It is therefore recommended that planning permission be granted subject to the conditions suggested at the head of this report.