

5G 3/10/1074/FP – Single storey rear extension at 74 Pishiobury Drive, Sawbridgeworth, CM21 0AF for Mr and Mrs Steven Barrett.

Date of Receipt: 11.08.2010

Type: Full – Other

Parish: SAWBRIDGEWORTH

Ward: SAWBRIDGEWORTH

RECOMMENDATION

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

1. Three year time limit (1T12)
2. Materials of construction (2E11)

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 GBC1, ENV1, ENV5, ENV6, ENV19 and BH16. The balance of the considerations having regard to those policies and the resultant limited impact on the openness of the Green Belt is that permission should be granted.

_____ (107410FP.LD)

1.0 Background

- 1.1 The application site is located in the Metropolitan Green Belt within the settlement of Sawbridgeworth as shown on the attached OS extract.
- 1.2 The application property is a two storey semi-detached dwelling, situated along the private road of Pishiobury Drive. The property benefits from an existing single storey rear conservatory and large rear garden. In addition, there is off-street parking for 3 to 4 vehicles at the front of the site.
- 1.3 The proposal is for a single storey rear extension. The proposed extension would be 'L' shaped and would be 10.6 metres wide, 3.7 metres in height to the ridge of the roof and 5.7 metres in depth at its maximum. It should be noted that the proposed extension would replace an existing rear conservatory which appears to be in a poor state of repair.

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2.0 Site History

2.1 Planning permission was granted for a two storey side extension (3/87/1307/FP) and later a single storey rear conservatory (3/05/0753/FP) however, the rear conservatory was not implemented and the permission has since expired. A subsequent application for a rear conservatory at 12.6 metres wide, 3.5 metres in height and 7.1 metres in depth (3/08/1838/FP) was then refused for the following reasons:

1. The proposed extension by reason of its size, scale and design is out of keeping with and detrimental to the character and appearance of the existing dwelling. If permitted the proposal would be contrary to Policies ENV1 and ENV5 of the East Herts Local Plan Second Review April 2007.
2. The proposed extension by reason of its size and siting would have a detrimental effect upon the amenities of the adjoining property, by reason of its overbearing impact, and would thereby be contrary to policy ENV5 of the East Herts Local Plan Second Review April 2007.

3.0 Consultation Responses

3.1 The County Archaeology Unit considers that the proposal in this instance is unlikely to have any impact upon significant heritage assets.

4.0 Town Council Representations

4.1 Sawbridgeworth Town Council raised no objections.

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:-

GBC1	Appropriate Development in the Green Belt
ENV1	Design and Environmental Quality
ENV5	Extensions to Dwellings

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ENV6 Extensions to Dwellings – Criteria
ENV19 Development in Areas Liable to Flood
BH16 Historic Parks and Gardens

7.0 Considerations

7.1 The key considerations in the determination of this planning application are as follows:

- The principle of development within the Green Belt and the impact of the proposal on the character and appearance of the existing dwelling and surrounding area;
- Neighbouring Amenity;
- Other Matters.

Principle of development and the impact of the proposed development on the character and appearance of the existing dwelling and surrounding area.

7.2 The application site is located within the Green Belt, 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 Policies GBC1 and ENV5.

7.3 It has been calculated that the floor area of the original dwelling was approximately 105 square metres (sq.m). However, the previously approved two storey side extension has 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 44.3 sq.m, would result in a further increase in the size of the original dwelling, forming a departure from Policies GBC1 and ENV5 the Local Plan.

7.4 As mentioned above, planning permission was previously granted for a rear extension (3/05/0753/FP) of a similar size and design to the current proposal. However, this scheme was not implemented and has since expired. It should also be noted that the proposed extension would enable the replacement of the existing conservatory, which appears to be in a poor state of repair. This existing conservatory has a floor area of approximately 25 sq.m, therefore as a result of the replacement extension the overall increase in the floor area of the dwelling would be approximately 19.3 sq.m, which, it is considered, would not in itself disproportionately alter the size of the original dwelling.

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- 7.5 It is considered that the proposed 'L' shaped rear extension would be modest in size and limited in height. Moreover, the proposed extension would be a lightweight glazed structure, which it is considered would be sympathetic to the character and appearance of the existing dwelling and would not be unduly prominent nor intrude into the openness of the surrounding Green Belt.
- 7.6 It is therefore considered that the limited increase in the floor area of the existing dwelling proposed by this application, coupled with the replacement of an existing conservatory and the limited impact of the extensions on the openness of the Green Belt, would constitute very special circumstances to outweigh the harm by reason of inappropriateness in the Green Belt.

Neighbouring Amenity

- 7.7 Turning to the impact of the proposal on the amenities of adjoining neighbouring occupiers, it has been noted that the proposed extension would be set in 3.6 metres from the adjoining dwelling at No. 76 Pishiobury Drive. Furthermore, the proposed extension would be set away from the adjacent neighbouring dwelling at No. 72 Pishiobury Drive by 2.5 metres and limited to 3.5 metres in depth. Having regard to the low key structure, its limited depth and spacing at the boundary, it is considered that the proposed extension would not result in any unacceptable impact upon the amenities of the neighbouring occupiers.

Other Matters

- 7.8 It has been noted that the application site is located within a designated Flood Zone 2 whereby the LPA is required to refer to the Environment Agency's standing advice. Having regard to this guidance, it is considered that the proposed development would replace an existing extension in the same location and the finished floor levels would be the same as those within the existing dwelling. It is therefore considered that the proposed scheme would be sufficient to mitigate against any potential flood risk, in accordance with Policy ENV19.
- 7.9 It has been noted that the application property is located within the vicinity of Pishiobury Park, an historic garden. For those reasons outlined above, it is considered that the proposed development would not be detrimental to the special historic character and setting of Pishiobury Park, in accordance with Policy BH16.

8.0 Conclusion

- 8.1 In summary, it is considered that the proposed development would be acceptable in this instance and that special circumstances exist to outweigh the harm, by reason of inappropriateness within the Green Belt.
- 8.2 It is therefore recommended that planning permission be granted subject to those conditions outlined at the head of this report.