

DEVELOPMENT MANAGEMENT COMMITTEE – 14 SEPTEMBER 2016

Application Number	3/16/1562/HH
Proposal	Two storey side extension
Location	1 Beechfield, Sawbridgeworth, CM21 9NG
Applicant	Mrs L Page
Parish	Sawbridgeworth
Ward	Sawbridgeworth

Date of Registration of Application	08 July 2016
Target Determination Date	02 September 2016
Reason for Committee Report	Applicant is an employee of the Council
Case Officer	Martin Plummer

RECOMMENDATION:

That planning permission be **GRANTED** subject to the conditions set out at the end of this report.

1.0 Summary

1.1 The application proposes a two storey side extension to a dwelling which is located within a built up area where, in principle there is no objection to development. The plans submitted show that the proposed extension is of an appropriately subservient design and siting within the street such that there will be no significant harm to the character or appearance of the dwelling or street scene. There will be no significant harm to the living conditions of any neighbours and appropriate provision for off-street parking is provided.

2.0 Site Description

2.1 The application site forms a detached three bedroom dwelling which is set on a corner plot with a good sized garden to the rear and generous spacing to the side of the dwelling with the street. The dwelling is slightly elevated to the main street – Fairway. The dwelling features yellow/brown bricks, brown hanging tiles and boarding to the front elevation and white fenestration. The dwelling is of a similar architectural style to other dwellings in the street and there is a mixture of detached, semi-detached and terraced properties. There are various extensions and alterations to the front and sides of dwellings in the immediate and wider locality and different materials and landscaping to front driveways and garden amenity spaces.

3.0 Background to Proposal

3.1 The development includes the provision of a two storey extension to the side of the dwelling on garden amenity space between the flank elevation and the boundary with the road, Fairways.

3.2 The plans show that the extension will project 3.4 metres to the side and will project the depth of the existing dwelling. The elevations of the development include a slight set back from the front building line with a hipped roof. The fenestration design is similar to the existing and the plans indicate the provision of a mixture of boarding and brickwork.

4.0 Key Policy Issues

4.1 These relate to the relevant policies in the National Planning Policy Framework (NPPF) and the adopted East Herts Local Plan 2007:

Key Issue	NPPF	Local Plan policy
Impact on the character and appearance of dwelling and street scene	Section 7	ENV1, ENV5, ENV6
Impact on living conditions of neighbours	Section 7	ENV1
Parking provision	Section 9	TR7

Other relevant issues are referred to in the 'Consideration of Relevant Issues' section below.

5.0 Emerging District Plan

5.1 In relation to the key issues identified above, the policies contained in the emerging District Plan do not differ significantly from those contained in the adopted Local Plan and the NPPF as identified above. Given its stage in preparation, little weight can currently be accorded to the emerging Plan.

6.0 Summary of Consultee Responses

6.1 No representations have been received.

7.0 Sawbridgeworth Town Council Representations

7.1 No objections have been received.

8.0 Summary of Other Representations

8.1 No representations have been received

9.0 Planning History

9.1 There is no planning history relating to the property.

10.0 Consideration of Relevant Issues

10.1 The property is located within the built up area of Sawbridgeworth where, in principle there is no objection to development. The main planning considerations relate to the impact of the proposed extensions and alterations on the character and appearance of the dwellinghouse and street scene; neighbour amenity impact and; parking provision.

Character and appearance

10.2 The proposed extension is set back slightly from the front building line with a hipped roof and ridge line slightly lower than the existing. The width of the proposed extension is such that it will appear appropriately subservient to the main dwelling. The plans indicate materials of construction which are in keeping with the existing building and other buildings in the locality. Officers do not therefore consider that there will be any significant harm to the character or appearance of the dwelling.

10.3 In terms of the impact on the character and appearance of the street scene it is material that the site is on a corner plot at a higher level than the street. Any extension to the side of the dwelling will potentially therefore be prominent in the street. That said, an appropriate spacing between the flank building line of the dwelling and the boundary with the pedestrian footway is retained. Whilst the enlarged dwelling will therefore be visible from the street, having regard to the proportions and design of the proposed extension and spacing with the boundary, Officers do not consider that the development will appear dominant or conspicuous within the street and there will therefore be no significant or harmful impact to the character or appearance of the street scene.

Neighbour amenity

10.4 The development is to the side of the dwelling which fronts Fairways. As such there will be no significant or harmful impact on the living conditions of any neighbouring properties.

Parking provision

10.5 The development increases the number of bedrooms to create a four bedroom dwelling. The plans submitted indicate that two parking spaces will be retained (which includes the existing garage). The site is in a zone 4 location where the emerging parking standards allow a reduction in provision by up to 25%. The site is located conveniently for public transport provision in the town and a short distance from the town centre, such that an element of reduced provision is considered appropriate. The provision of the current and remaining two spaces is considered acceptable therefore.

11.0 Conclusion

11.1 The site is located within the built up area of Sawbridgeworth where in principle there is no objection to development. The proposed extension is considered to be of an appropriate size, scale, form and design such that there will be no significant harm to the character or appearance of the dwelling or street scene. The siting of the proposed extension is such that there will be no significant harm to the living conditions of any neighbouring properties and an appropriate level of parking is provided.

11.2 In accordance with the above considerations Officers therefore recommend that the application is approved with conditions.

11.3 No Section 106 contributions are appropriate in this case given the scale of the development proposals.

Conditions

1. Three year time limit (1T121)
2. Approved plans (2E103)
3. Materials as on plans (2E421)

Summary of Reasons for Decision

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan (Minerals Local Plan, Waste Core Strategy and Development Management Policies DPD 2012 and the 'saved' policies of the East Herts Local Plan Second Review April 2007); the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management

Procedure) (England) Order 2015. The balance of the considerations having regard to those policies is that permission should be granted.

KEY DATA**Residential Vehicle Parking Provision**

Current Parking Policy Maximum Standards (EHDC 2007 Local Plan)

Parking Zone		
Residential unit size (bed spaces)	Spaces per unit	Spaces required
1	1.25	
2	1.50	
3	2.25	
4+	3.00	3
Total required		3
Proposed provision		2

Emerging Parking Standards (endorsed at District Plan Panel 19 March 2015)

Parking Zone		
Residential unit size (bed spaces)	Spaces per unit	Spaces required
1	1.50	
2	2.00	
3	2.50	
4+	3.00	3
Total required		3
Accessibility reduction	Up to 25%	0.75
Resulting requirement		2.25-3
Proposed provision		2