

**5i 3/10/1507/FP – Existing rear gable increased in height to create extra first floor accommodation, one & half storey rear extension, basement under proposed rear extension, internal alterations & demolition of existing stable block to North Lodge, Rowney Priory, Rowney Lane, Dane End, Ware, Herts, SG12 0JY for Mr D Lang**

---

**Date of Receipt:** 19.08.2010

**Type:** Full – Other

**Parish:** LITTLE MUNDEN

**Ward:** MUNDENS AND COTTERED

**RECOMMENDATION**

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

1. Time limit (1T121)
2. Matching materials (2E133)
3. The development to which this planning permission relates shall not be implemented if any part of the development for which planning permission was granted on 14<sup>th</sup> May 2010 under reference 3/10/0323/FP is begun.

**Reason:** To ensure that the extent of the enlargement of the property is appropriate for this Rural Area location, in accordance with policies ENV1, ENV5, ENV6 and GBC3 of the East Herts Local Plan Second Review April 2007.

**Directives**

1. Other legislation (01OL1)

**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 ENV1, ENV5, ENV6 and GBC3. The balance of the considerations having regard to those policies and national policy guidance in PPS1: Delivering Sustainable Development and PPS7: Sustainable Development in Rural Areas guidance is that planning permission should be granted.

\_\_\_\_\_ (150710FP.MC)

## **3/10/1507/FP**

### **1.0 Background**

- 1.1 The application site is shown on the attached OS extract. It comprises the former lodge building associated with the main Priory, two outbuildings and a garage. The site is located within the Rural Area Beyond the Green Belt.
- 1.2 The proposal involves a two-storey extension to the southwest corner of the house, the raising of the ridge height over the north-west corner to allow the creation of a habitable room in the roofspace and the addition of a small single-storey extension and porch to the east elevation. The overall impact of the development would be similar to a permission granted by members in May this year (3/10/0323/FP).
- 1.3 The house has previously been extended on a number of occasions, resulting in a floor area more than double that of the original building.
- 1.4 An application made in November 2009 (3/09/1972/FP) for extensions to the house was refused as officers considered that the extent of proposed works was excessive for this site located within the Rural Area.
- 1.5 This application seeks permission for an amended scheme with a reduced footprint and includes the creation of a basement that would be partly located beneath the house, and project partly beneath the garden.

### **2.0 Site History**

- 2.1 The following applications have previously been submitted on this site:
  - 3/80/0112/FP – Two-storey side extension – Approved May 1980
  - 3/94/1337/FP – Replacement garage – Approved November 1994
  - 3/09/1972/FP – Ground and first-floor front, side and rear extensions, including the replacement of an existing conservatory and the addition of an orangery and porch – Refused January 2010
  - 3/10/0323/FP – Two storey side and rear extensions – Approved May 2010
  - 3/10/1509/FP – Replacement outbuilding – Withdrawn

## **3/10/1507/FP**

### **3.0 Consultation Responses**

- 3.1 The County Archaeological Officer comments that the development is unlikely to have any impact on significant deposits, structures or features of archaeological interest.
- 3.2 The Landscape Officer has no objection to the proposed development.

### **4.0 Parish Council Representations**

- 4.1 Little Munden Parish Council has made no comment on this application.

### **5.0 Other Representations**

- 5.1 The application has been advertised by way of neighbour notification.
- 5.2 No letters of representation have been received.

### **6.0 Policy**

- 6.1 The relevant 'saved' Local Plan policies relevant to 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

- 6.2 In addition, the following National policy guidance is relevant:-

Planning Policy Statement 7: Sustainable Development in Rural Areas

### **7.0 Considerations**

- 7.1 The principle of substantial extensions is established by the extant planning permission.
- 7.2 The main issues to consider in this case are firstly whether the proposed amended extension would be acceptable development in the Rural Area Beyond the Green Belt, and secondly whether the impact of the proposed development on the surrounding area would be acceptable.

### **3/10/1507/FP**

- 7.3 The property is a detached house located on Rowney Lane. It is an isolated location outside of any of the villages, although it is located at the north end of the Rowney Priory site, which includes a group of buildings including the main Priory. The site lies within the Rural Area Beyond the Green Belt, where extensions are expected to be of a scale and size that would either by themselves or cumulatively with other extensions not disproportionately alter the size of the original dwelling nor intrude into openness or rural qualities of the surrounding area.
- 7.4 The approved extensions (from 3/10/0323/FP) would result in an approximate increase of 60 square metres to the existing floor area. The resultant floor area including the existing and proposed extensions would be approximately 320 square metres; a 250% increase in floor space over the original property.
- 7.5 The proposed development would result in an approximate increase of 60m<sup>2</sup> floorspace above ground level, plus a basement of approximately 70m<sup>2</sup> that would be completely below ground, and would have no impact on the character of the site. The basement would include a linking staircase into one of the outbuildings on site. The development would also involve the removal of the existing conservatory on site, which was to be retained in the approved scheme, and which has an area of 19m<sup>2</sup>. The external mass of the building would therefore be reduced from the previous approved scheme.
- 7.6 The extensions constructed following the 1980 permission, and prior to the permission granted earlier this year, have diminished the original lodge character of the property. Officers consider that the amendments to the approved extension would not have an undue adverse impact on the original character of the house, which would remain apparent in the north-east corner of the building.

### **8.0 Conclusion**

- 8.1 The property has been significantly extended. It benefits from a recent permission which would not harm the remaining original character of the house, which is concentrated in the north-east corner of the existing building.
- 8.2 The proposed changes remove an existing conservatory and provide a basement. The development would not, in the officers' opinion, have any greater impact on the original character of the building than the presently approved extensions.

### **3/10/1507/FP**

- 8.3 The extensions would create additional living space below the building so the openness of the Rural Area would not be materially affected by the proposed extensions.
- 8.4 The scale of additions as a numerical calculation goes beyond what would be accepted as “limited” under Policy GBC3. However, there are material considerations that justify the proposal nonetheless and the specific tests of Policy ENV5 are satisfied. Accordingly it is recommended that planning permission be granted.