

## DEVELOPMENT MANAGEMENT COMMITTEE REPORT – 13 Sept 2017

<b>Application Number</b>	3/17/1388/HH
<b>Proposal</b>	Demolition of garage and replacement with a single storey side extension
<b>Location</b>	1, Rectory Close, Hunsdon, SG12 8QG
<b>Applicant</b>	Mr and Mrs O'Dowd
<b>Parish</b>	Hunsdon CP
<b>Ward</b>	Hunsdon

<b>Date of Registration of Application</b>	14 June 2017
<b>Target Determination Date</b>	9 August 2017
<b>Reason for Committee Report</b>	Member of staff
<b>Case Officer</b>	Tom Gabriel

### **RECOMMENDATION**

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

#### **1.0 Summary**

1.1 The proposals are for a modest side extension to an existing property within the development boundary of a settlement. The relevant issues therefore are one of detail related to the design and impact of the proposals. There is a scheduled ancient monument immediately to the south of the site. It is appropriate to consider the impact of the proposed development on this as a designated heritage asset.

#### **2.0 Site Description**

2.1 The site comprises a semi-detached, two storey dwelling situated within the Category 1 Village of Hunsdon.

#### **3.0 Background to Proposal**

3.1 The application proposes the demolition of an existing single storey garage to the side of the property and the erection of a single storey side extension.

3.2 The proposed extension would be 4.3m wide, 6.65m deep and 3.5m high to the top of a sloping roof.

#### 4.0 **Key Policy Issues**

4.1 These relate to the relevant policies in the National Planning Policy Framework (NPPF), the adopted East Herts Local Plan 2007 and the pre-submission East Herts District Plan (2016). There is currently no draft Neighbourhood Plan for the parish:

Key Issue	NPPF	Local Plan policy	Pre-submission District Plan
Residential extensions		ENV5 ENV6	HOU11
Design	Section 7	ENV1	DES1, 2 and 3
Parking		TR7	TRA3
Impact on adjacent scheduled monument			HA1, HA3

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

#### 5.0 **Emerging District Plan**

5.1 The District Plan has been submitted to the Secretary of State for examination. The view of the Council is that the Plan has been positively prepared, seeking to ensure significantly increased housing development during the plan period. The weight that can be assigned to the policies in the emerging plan can now be increased, given it has reached a further stage in preparation. There does remain a need to qualify that weight somewhat, given that the Plan has yet to be examined.

#### 6.0 **Summary of Consultee Responses**

6.1 No consultation necessary.

#### 7.0 **Parish Council Representations**

7.1 Hunsdon Parish Council have not responded.

#### 8.0 **Summary of Other Representations**

8.1 The application was advertised by neighbour notification. No responses were received.

## 9.0 Planning History

Ref	Proposal	Decision	Date
3/85/1040/FP	Canopy and porch	Approved	August 1985
3/02/2551/FP	Two storey side extension	Refused	February 2003
3/03/0465/FP	Two storey side extension	Approved	May 2003

## 10.0 Consideration of Relevant Issues

### Principle and design

10.1 The site is located within the Category 1 Village of Hunsdon wherein there is no objection in principle to extensions to dwellings, subject to the criteria set out in Policy ENV6 and the emerging District Plan policies.

10.2 The proposed extension is of an appropriate design and it would relate satisfactorily to the existing dwelling. A white painted render wall finish is proposed and red roof tiles to match the finish of the existing property.

10.3 The property is a corner property and there is no neighbouring property on the side of the proposed extension. Therefore the proposal will not result in any adverse neighbour impact.

### Parking provision

10.4 Parking space for at least two cars is to be maintained on the frontage of the property which is considered to be satisfactory.

### Adjacent Scheduled Monument

10.5 There is a scheduled ancient monument immediately adjacent to the site on the south side. This comprises a war time pill box installation associated with the Hunsdon airfield use. The structure is self contained within an associated area of land and it is not considered that the proposals will result to any detrimental impact to the setting of the monument.

Conclusion

- 10.6 The proposal are considered to accord with Local Plan policy in respect of extensions to dwellings and the application is recommended for approval.

**Conditions**

1. Three Year Time Limit (1T12)
2. Approved plans (2E10)
3. Matching materials (2E13)

**Informatives**

1. Other legislation

**Justification:**

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan; the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The balance of the considerations having regard to those policies and the way in which the development will address housing land supply issues is that permission should be granted.