

5i **3/10/1932/FP – First floor side and rear extension at Wellbury, Dassels, Braughing SG11 2RP for Silverline Property Developments**

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**Date of Receipt:** 08.11.2010

**Type:** Full - Other

**Parish:** BRAUGHING

**Ward:** BRAUGHING

**RECOMMENDATION**

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

1. Three Year Time Limit (1T121)
2. Matching materials (2E133)
3. Approved Plans (2E102) (insert 01, WELBREXT1, WELBREXT1A)

**Directive:**

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 GBC3, ENV1, ENV5 and ENV6. The balance of the considerations having regard to those policies and that the proposed extensions would not result in significant harm to the character or appearance of the dwelling or the open rural character of the site is that permission should be granted.

\_\_\_\_\_ (193210FP.MP)

**1.0 Background**

- 1.1 The application site is shown on the attached OS extract. The property is a detached dwelling with white render and brown fenestration. The property has benefitted from recent refurbishment work including ground floor extensions and the construction of a large garage in the rear garden space which is accessed off the driveway which runs to the south of the dwelling.
- 1.2 The proposals include the provision of a first floor side and rear extension. The extension proposed to the side is flush with the existing dwelling following the same ridge and eaves line to the existing dwelling. The first

### **3/10/1932/FP**

floor rear element proposes a rear gable which projects over the existing ground floor extensions.

- 1.3 The proposed extensions combined with previously approved extensions and the construction of a garage result in a cumulative floor area increase in the original size of the dwelling of 72%. However, the property benefits from planning permission for a rear extension/conservatory which has not yet been implemented but which would increase the floor area further. It is for this reason that the application has been referred to the Committee for a decision.

## **2.0 Site History**

- 2.1 The relevant planning history to the site is as follows:-

LPA reference	Description	Decision
E/1007-70, E/1008-70, E/1009-70	Erection of one detached dwelling	Approved with conditions
E/241-71	Erection of one detached dwelling	Approved with conditions
3/96/1748/FP	Two storey side extension and single storey rear extension	Approved with conditions (Not implemented)
3/01/0299/FP	Two storey front extension, single storey rear extension	Approved with conditions (Not implemented)
3/05/0764/FP	Single storey front and rear extensions, conservatory and detached garage	Approved with conditions (Implemented, except for conservatory)

## **3.0 Consultation Responses**

- 3.1 No consultation responses have been received

## **4.0 Parish Council Representations**

- 4.1 At the time of writing this report, no consultation responses have been received from Braughing Parish Council.

## **5.0 Other Representations**

- 5.1 The application has been advertised by way of site notice and neighbour notification.
- 5.2 One letter of representation has been received which considers that the proposals represent overdevelopment of the site.

## **6.0 Policy**

- 6.1 The relevant Local Plan policies in 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

## **7.0 Considerations**

### **Principle of development**

- 7.1 As the site lies within the Rural Area, the principle of development is assessed under policy GBC3 of the East Herts Local Plan Second Review April 2007. Under part (c) 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 principle objective of this policy is to limit the impact an extension may have on the character and appearance of an existing dwelling, both in itself and in relation to any adjoining dwelling and on the appearance of the locality. Whilst the principle of extending a dwelling is generally acceptable, the main concern lies with the effect of extensions on the general maintenance of a supply of smaller dwellings outside of the main towns and settlements, and also with the cumulative impact of development in the countryside.
- 7.2 The proposed extensions in this application combined with previously implemented extensions and an outbuilding amounts to a cumulative floor area increase in the size of the property of 72% which Officers consider is at the upper limit of what may be considered as a limited extension, as is required in policy GBC3. However, as is highlighted earlier in this report, it is a material consideration that the property currently benefits from planning permission for the provision of a rear extension/conservatory within LPA reference 3/05/0764/FP which has not been implemented, but which may be implemented at some point in the future as part of that permission has been implemented. If that permission were implemented, the floor area of

the property would increase further and would not, in Officers opinion represent a limited extension. Accordingly, Officers are of the opinion that the proposed development is contrary to policy and represents inappropriate development in the rural area. It is however the harm associated with the increase in the size of the property which must be fully considered in the determination of this application.

Impact on surrounding area/amenity

- 7.3 The proposed side extension projects over the existing ground floor projection creates an extension that is flush to the existing roof ridge and eaves line. It is a material consideration that planning permission has previously been granted for extensions to the front and side of the dwelling, consisting of significantly sized gable projections in the case of LPA reference 3/96/1748/FP. Taking those previous permissions into account, this element of the proposal is considered to be modest in terms of the degree of projection and does not add a significant degree of mass or bulk to the frontage of the property. In this respect, the proposal is considered to be in keeping with the character and appearance of the dwelling, and will not result in significant harm to the openness or rural character of the site.
- 7.4 With regards to the rear extension, this is the more significant element of the proposed development, in terms of the mass that it adds to the property. However, the projection is limited and follows the existing rear ground floor projection. Having regard to those considerations, Officers are of the opinion that the proposed rear element is of an appropriate size, scale, form and design such that the character and appearance of the dwelling will not be significantly impacted upon.
- 7.5 Whilst the extensions that are proposed in this application are considered to be acceptable, in terms of the impact on the character and appearance of the dwelling and rural area, what must also be considered is whether the provision of the additional rear extension/conservatory, which could be implemented under a previously approved permission, will result in any further harm.
- 7.6 The previously approved rear extension/conservatory is located to the rear of the property and projects some 4 metres from the rear elevation. The conservatory offers a skeletal transparent design which will not add a significant degree of mass or bulk to the rear extension. In this way, the scale, design and form of this element, in combination with the extensions now proposed will not, in Officer opinion; result in significant harm to the character or appearance of the dwellinghouse or the open, rural character of the site and locality.

Neighbour amenity considerations

- 7.7 The siting of the extension and distance to the boundary with the neighbouring property (4 metres) and the side elevation of the neighbouring property (15metres) will not result in a significantly harmful impact on the nearest adjoining neighbour, Black Bull.

Conditions

- 7.8 The proposed plans do not indicate all of the materials of construction, other than the provision of matching fenestration and that some parts of the extensions are to be painted render. In Officers opinion, it is considered that the materials of the extension should match that of the existing dwelling, in order that extension assimilates with the character of the dwelling. In this respect it is necessary and reasonable for this to be controlled through the recommended planning 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 GBC3 of the Local Plan. However, having regard to the above considerations, Officers are of the opinion that the proposed extensions will not result in significant harm to the character or appearance of the dwelling or the open, rural character of the site. It is therefore recommended that planning permission be granted subject to the conditions set out at the beginning of this report.