

5k 3/10/1931/FP – First floor front extension, ground floor rear extension, conservatory and new pitched roofs to rear at Cardinals Rise, 18 Hay Street, Braughing, SG11 2RQ for Mr Longthorpe

Date of Receipt: 28.10.2010

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. Approved Plans (2E102) (insert A1, A2, A3 and 66-04.1 Rev F)

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 the decision within LPA reference 3/04/1866/FP and that the proposals would not result in significant harm to the character, appearance or openness of the dwelling or rural area is that permission should be granted.

_____ (193110FP.MP)

1.0 Background

- 1.1 The application site is shown on the attached OS extract. The property is located on a corner plot on rising land with significant mature screening around the site. This is a detached dwelling with a building to the side of the main dwelling which forms a garage space at ground floor and a bedroom at first floor. This element is linked to the main dwelling via a first floor link structure. Within the site there is also a detached timber framed triple garage building to the west of the dwelling and a small open air swimming pool in the south east corner of the plot.

3/10/1931/FP

- 1.2 The proposals include the provision of a first floor front extension to the front of the garage building. This element extends over the existing front balcony. A front extension incorporating part of the existing single storey front projection to provide a hall and conservatory styled extensions is also proposed, together with a further ground floor extension to link the main building with the garage building. The application also proposes the provision of hipped roofs to the existing flat roofed rear extensions.
- 1.3 The proposed extensions amount to an approximate cumulative floor area increase in the original size of the dwelling of 99%. 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:-

- E/319-55: Permission granted for attached garage and a first floor flat roof rear extension.
- E/1687-60: Permission granted for the erection of a garage and playroom. A later permission (LPA reference E/2892-72) granted permission for a first floor link structure to integrate the garage building with the main dwelling.
- 3/715-82: Permission granted consent for a single storey front extension.
- 3/04/1866/FP: Permission granted for a new garage, conversion of existing garage to games room, conservatory, first floor front extension and new pitched roofs. Other than the new garage, the current application now being considered by Members is almost identical to this previous permission (this permission has not been implemented).
- 3/06/2351/FP: Permission granted for garage and studio.
- 3/07/0603/FP: Permission granted for amended scheme in respect of application no 3/06/2351/FP. (That permission has been implemented)

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 No representations have been received as a result.

6.0 Policy

6.1 The relevant saved 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 As is highlighted earlier in this report, the extensions proposed in this application are almost identical to that approved within LPA reference 3/04/1866/FP. At the stage of determination of that application the extensions amounted to a floor area increase of 72% which, whilst significant, was considered to be acceptable to the Council. However, what

3/10/1931/FP

has changed since then is that planning permission has been granted for a detached garage building which has since been constructed. The cumulative effect of extensions having regard to that building, previous extensions and extensions now proposed will increase the floor area of the dwelling by approximately 99% over the floor space of the original dwelling. In Officers opinion, the proposal in this application cannot be considered as "limited" and is therefore contrary to policy and represents inappropriate development in the rural area. However, there are material considerations which would outweigh this, in Officers opinion. Additionally, it is the harm associated with the increase in the size of the property which must be properly considered.

Impact on surrounding area/amenity

- 7.3 It is a material consideration of significant weight that the extensions proposed in this application have been previously granted planning permission within LPA reference 3/04/1866/FP. Although that decision was made within the remit of the previous Local Plan, the policies of the East Herts Local Plan Second Review April 2007 remain largely similar.
- 7.4 The proposed extensions are considered to be of an appropriate size, scale, form and design such that they appear appropriate to the context of the building and will not result in significant harm to the character or appearance of the dwelling. The first floor front extension provides a limited projection and the design and form of the extension is almost identical to the existing form of the existing part of this building. In those terms, this element of the proposal will not result in significant harm to the frontage of the property. The single storey front extension comprising of the conservatory and hall whilst unusual, in terms of the provision of a conservatory structure to the front of the dwelling, is appropriate to the context of the property. The siting of this element on a facet of the building which is not readily visible from any public views or from the approach to the property, together with the size, scale, form and design, will not result in a significantly detrimental impact to the character or appearance of the dwelling. The infill/link element between the main dwelling and the garage building is modest and will retain a degree of separation between the two buildings and will not therefore result in significant harm to the character of the building. The provision of pitched roofs to replace the existing first floor flat roofs will enhance the building as the existing flat roofs are considered to be an incongruous feature of the building.
- 7.5 Having regard to the above considerations and taking into account the previous permission (which is almost identical to the proposals now being considered), Officers are of the opinion that the proposals are in proportion and well consolidated in relation to the dwellinghouse. The extensions do

3/10/1931/FP

not result in any material harm to the character or appearance of the dwelling. In this respect, the impact on the openness and rural character of the site is not considered to be significantly harmful. The existing level of boundary treatment will effectively obscure any view of the resultant building which adds further weight to the acceptability of the proposal.

Neighbour amenity considerations

- 7.6 The only neighbour that will have a significant view of the proposed extension lies to the north of the application site and is known as The Stables. The elements of this application which can be viewed by that property are the infill extensions and the provision of pitched roofs to the existing first floor flat roofs. The ground floor infill extension will be effectively screened by existing landscaping to the northern boundary and an outbuilding such that this element will not result in significant harm to the amenity of that property. With regards to the roof alterations at first floor, taking into account the distance to the neighboring property and the size and form of the roofs, it is considered that they will not result in a significantly detrimental impact on the amenity of the neighbouring property that would warrant the refusal of the application.

Conditions

- 7.7 The proposed plans indicate materials of construction which Officers consider are appropriate to the context of the building; accordingly, no conditions relating to this issue are required. It is noted that within LPA reference 3/04/1866/FP a condition was attached requiring the provision of no further windows on the flank elevation in the interests of neighbour amenity. Whilst it is unclear why any such a condition was attached to the permission, having regard to the siting of the development and relationship with neighbour amenity, any such matter would be controlled through permitted development rights.

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 permission previously granted and the above considerations that the proposals will not result in significant harm to the character, appearance or openness of the dwelling or the rural area, Officers are of the opinion that the proposed development is acceptable. It is therefore recommended that planning permission be granted subject to the condition suggested at the head of this report.