

DEVELOPMENT MANAGEMENT COMMITTEE – 7 NOVEMBER 2018

Application Number	3/18/1604/HH
Proposal	Proposed first floor rear extension and proposed single storey rear extensions
Location	Creeps Mead Cottage, 48 Burns Green, Hebing End, Benington, SG2 7DA
Parish	Benington
Ward	Walkern

Date of Registration of Application	13 July 2018
Target Determination Date	7 September 2018
Reason for Committee Report	Applicant is a District Councillor
Case Officer	Susie Defoe

RECOMMENDATION

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

1.0 Summary of Proposal and Main Issues

- 1.1 This application seeks permission for a first floor rear extension and two single storey rear extensions to an existing dwelling. The site lies within the Rural Area beyond the Green Belt as designated in the District Plan. The dwellings to the north and south of the application are Grade II listed buildings, and the site is abutted to the east by a wildlife site.
- 1.2 The main issues for consideration in respect of this application are whether the principle of development is acceptable in accordance with policy GBR2, the impact on the character and appearance of the site and surroundings, the impact on the amenity of the occupiers of neighbouring properties and heritage assets.

2.0 Site Description

2.1 The detached two storey dwelling is sited on a large plot to the west of Hebing End, Benington. The dwelling is rendered with a slate roof. The application site is bounded to the north and south by residential properties which are both Grade II listed buildings. The site is bounded to the east and west by open countryside.

3.0 Planning History

3.1 The following planning history is of relevance to this proposal:-

Application Number	Proposal	Decision	Date
3/93/1270/FP	Two storey and single storey rear extension	Granted	05.11.93
3/93/0367/FP	Two storey and single storey rear extension	Refused	06.07.93
3/81/0269/FP	Double garage	Granted	13.04.81
3/78/1441/FP	Two storey side extension and double garage	Granted	20.02.79

4.0 Main Policy Issues

4.1 These relate to the relevant policies in the East Herts District Plan 2018 (DP) and the National Planning Policy Framework (NPPF). There is no Neighbourhood Plan in place or in preparation for this area.

Main Issue	DP policy	NPPF
The principle of development and impact on character and appearance of the site and surroundings	GBR2, HOU11, DES4	Section 12

Impact on the amenity of the occupiers of neighbouring properties	DES4	Section 12
Impact on heritage assets	HA1, HA7	Section 16

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

5.0 Summary of Consultee Responses

- 5.1 HCC Herts Ecology comment that there are no records for Bats in the area and the limited extent of the works proposed do not justify the need for any ecological surveys to be carried out. As regards Great Crested Newts, records indicate breeding ponds in close proximity to the application site, but the proposal would not affect the ponds or result in the loss of any terrestrial habitat. However, to avoid any potential impact on the protected species, a suitably worded informative should be added to any approval granted.
- 5.2 Natural England has no comments on the application.

(Note: EHDC, East Herts District Council; HCC, Hertfordshire County Council)

6.0 Parish Council Representations

- 6.1 Benington Parish Council has no objection to the planning application proposal.

7.0 Summary of Other Representations

- 7.1 No representations have been received

8.0 Consideration of Issues

The principle of development and impact on character and appearance of the site and surroundings

- 8.1 The site is located in the Rural Area beyond the Green Belt as designated in the District Plan. Policy GBR2 states that the replacement, extension or alteration of a building in this location will be permitted provided that the size, scale, mass, form, siting, design and materials of construction are appropriate to the character, appearance and setting of the existing building and/or the surrounding area.
- 8.2 The proposed extensions are of a limited size and scale and are sited to the rear of the dwelling. Due to their siting, the proposal would not result in an impact on the character and appearance of the streetscene.
- 8.3 The proposed first floor addition would be sited adjacent to an existing two storey rear projection and would be set back from this element, projecting approximately 1.8 metres from the rear elevation of the dwelling. The extension is of a design that respects the existing character and appearance of the dwelling and would appear as a subservient addition with a hipped roof which further reduces its visual impact.
- 8.4 Two single storey rear extensions are proposed. The first would extend the existing mono-pitch roof across towards the south facing flank elevation of the dwelling, resulting in a modest infill addition that squares off the corner of the building. This extension is of a limited extent, and is proposed to be finished with painted render that would match the existing dwelling.
- 8.5 The second single storey extension is a fully glazed projection sited on the end of the existing two storey projection. It would be a semi-circle shape and would project at its maximum approximately 2.3 metres from the rear of the dwelling. The size and scale of this extension together with its lightweight design would not adversely

impact upon the character and appearance of the existing dwelling or its setting.

- 8.6 The proposal would result in the removal of the existing spiral staircase to the rear of the property and the replacement of the railings to the first floor balcony.
- 8.7 Whilst it is noted that the property has been previously extended, it is not considered that the proposed extensions together with previous extensions to the property would result in a size of dwelling that would be harmful to the character and appearance of the building or the rural setting of the site.
- 8.8 Having regard to the above, it is considered that the size, scale, mass, form, siting and design of the proposed extensions are appropriate to the character, appearance and setting of the existing building and the surrounding area. It is therefore considered that the proposal would accord with policy GBR2 of the District Plan and the development is acceptable in principle in the Rural Area. The proposal is also considered to accord with Policies HOU11 (Extensions and Alterations to Dwellings, Residential Outbuildings and Work within Residential Curtilages) and DES4 (Design of Development) of the District Plan.

Impact on the amenity of the occupiers of neighbouring properties

- 8.9 The proposed extensions are sited to the rear of the property. With its spacious curtilage the proposed extensions would be sited some distance from adjacent properties (approximately 7 metres to the southern boundary of the site and 10 metres to the northern boundary). As a result it is considered that the proposal would not result in an adverse impact on the amenity of neighbouring occupiers in accordance with policy DES4 of the District Plan.

Impact on heritage assets

- 8.10 As set out earlier in this report, the existing dwellings to the north and south of the application site are both Grade II listed buildings. Having regard to the size, scale and design of the extensions and

the distance to the adjacent listed building, it is considered that the proposal would not adversely affect the setting of these listed buildings, and the proposal is considered to be accord with policy HA7 of the District Plan.

Other matters

- 8.11 With regard to bats, Herts Ecology considers that the proposed works are limited and no ecological surveys are required. However, an informative should be attached to any grant of permission to inform the applicant that works should proceed with caution and in the event of bats being found work should cease and expert ecological advice sought.
- 8.12 There are records of great crested newts in the locality. Herts Ecology have however commented again that as the works are limited, the addition of a suitably worded informative would be sufficient to secure a duty of care for these protected species during the construction works.
- 8.13 Part of the eastern boundary of the application site is within or adjacent to a wildlife site. Having regard to the siting and scale of the proposed extensions and the comments from Herts Ecology, it is not considered that the proposal would result in harm to the wildlife site.

9.0 Conclusion

- 9.1 The proposed development is considered to be acceptable in principle. The form, size, scale and design of the proposed additions are appropriate to the character, appearance and setting of the existing building and the surrounding area. The proposal would not result in harm to the amenities of neighbouring properties, adjacent heritage assets or ecology.
- 9.2 Having regard to the above considerations it is recommended that planning permission be granted.

RECOMMENDATION

Conditions

1. Three Year Time Limit (1T12)
2. Approved Plans (2E10)

Informatives

1. Other Legislation (01OL)
2. The applicants are advised to keep any areas of grass as short as possible up to, and including, the time when the building works take place so that it remains/become unsuitable for Great crested newts to cross. Stored materials (that might act as temporary resting places) are raised off the ground e.g. on pallets or batons; any rubbish is cleared away to minimise the risk of Great crested newts using the piles for shelter. Any trenches or excavations are backfilled before nightfall or ramps provided to allow Great crested newts (and other animals) that may become trapped to escape easily. In the event of Great crested newts being found, work must stop immediately and ecological advice taken on how to proceed lawfully from an appropriately qualified and experienced Ecologist or Natural England.
3. The applicant is advised that development should proceed with caution and should the presence of bats be found during the implementation of the development works should cease and advice should be sought from an appropriately qualified or experienced ecologist or Natural England.

Justification 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 and any relevant material considerations. The balance of the considerations in this report is that permission should be granted.