

DEVELOPMENT MANAGEMENT COMMITTEE – 17 JULY 2019

Application Number	3/19/1039/HH and 3/19/1040/LBC
Proposal	Single storey rear extension to partially infill the courtyard, and levelling of a large lawn by use of retaining walls.
Location	The Gables, 19 Green End, Braughing
Parish	Braughing
Ward	Braughing

Date of Registration of Application	20 May 2019
Target Determination Date	26 July 2019
Reason for Committee Report	A Member of the Council is a resident of the property.
Case Officer	Emma Mumby

RECOMMENDATION

3/19/1039/HH - That planning permission be **GRANTED** subject to the conditions set out at the end of this report.

3/19/1040/LBC - That listed building consent be **GRANTED** subject to the conditions set out at the end of this report.

1.0 Summary of Proposal and Main Issues

- 1.1 The proposal is to extend the existing dwelling with a single storey extension to partially infill a courtyard and to level the lawn by use of retaining walls.
- 1.2 The main issues for consideration are impact on rural area, design, neighbour amenity and heritage impact.

2.0 Site Description

- 2.1 The site is an expansive plot set within the village of Braughing that lies within the Rural Area beyond the Green Belt. Within the

East Herts District Plan (2018), the village is classified as a Group 1 Village.

- 2.2 The site lies within Braughing Conservation Area and within Area of Archaeological Significance no. 238, as identified in East Herts District Plan (2018).
- 2.3 The site comprises of a detached two storey Grade II Listed Building which is presently used as a dwellinghouse.

3.0 Planning History

The following planning history is of relevance to this proposal.

Application Reference	Proposal	Decision	Date
3/75/0331/LB	Conversion of barn to dwelling.	Granted, subject to conditions.	30 Jun 1975
3/75/1002	Double garage.	Granted, subject to conditions.	27 Jan 1976
3/08/2092/LB	Removal of window to south wing and replaced with patio doors. Weather boards to be fitted to the south and west elevations at first floor level.	Granted, subject to conditions.	26 Mar 2009

4.0 Main Policy Issues

These relate to the relevant policies in the National Planning Policy Framework (NPPF), East Herts District Plan 2018 (DP) and Braughing Neighbourhood Plan (NP).

Main Issue	NPPF	DP policy	NP Policy
Rural Area Beyond the Green Belt	Section 11, 12	GBR2	N/A.
Design	Section 12	VILL1, HOU11, DES3, DES4	Policy 2
Heritage Impact	Section 16	HA1, HA3, HA4, HA7	Policy 10

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

5.0 Summary of Consultee Responses

5.1 HCC Historic Environment Unit comment that the scheme may encounter below ground archaeological remains. The proposed development is therefore regarded as likely to have an impact on heritage assets of archaeological interest. A condition is recommended to address this issue.

5.2 EHDC Conservation Officer does not object to the scheme, subject to conditions regarding materials.

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

6.0 Parish Council Representations

6.1 Braughing Parish Council does not have an objection.

7.0 Summary of Other Representations

7.1 No representations have been received.

8.0 Consideration of Issues

Rural Area Beyond the Green Belt, appropriateness of development

- 8.1 Part (d) of Policy GBR2 of the District Plan sets out that in order to maintain the Rural Area Beyond the Green Belt as a valued countryside resource, the replacement, extension or alteration of a building will be permitted, provided that it is compatible with the character and appearance of the rural area.
- 8.2 In respect of this, the principle of development is acceptable.

Design

- 8.3 District Plan Policies DES3, DES4, HOU11 and VILL1 set out the requirements relating to design matters.
- 8.4 In this respect, the proposed single storey extension is considered to be of a scale, form and siting that is appropriate to the character, appearance and setting of the existing dwelling and surrounding area. The extension would equate to a subservient addition in relation to the dwelling and is considered to be of an acceptable design.
- 8.5 With regard to the landscaping alterations to the rear residential garden, these would equate to minor engineering works. The re-levelling of the garden would result in a tri-stepped lawn featuring 3 no. structural retaining walls to support the earth and prevent slumping. In addition, the patio area would be widened and re-paved with a permeable surface to direct water flow away from the building. The design and materials of these aspects are considered to be appropriate.

Neighbour Amenity

- 8.6 District Plan Policies VILL1 and DES4 aim to protect the living conditions of residents who may otherwise be harmfully impacted on by adjacent development.
- 8.7 The orientation of the application dwelling and the surrounding dwellings is such that the single storey extension would not create any significant harm. The extension is single storey and would partially infill the courtyard to the rear of the property, it

would avoid any significant detrimental impacts on the amenity of occupiers of neighbouring properties and land, and would ensure that their environments are not harmed by noise, disturbance, inadequate daylight, privacy or overshadowing.

- 8.8 The re-levelling of the rear residential garden would not significantly alter the present land levels. It is therefore considered that no significant harm would arise from the proposal by way of loss of privacy or overlooking to the immediately adjoining neighbouring occupants.

Impact on Heritage Assets

- 8.9 District Plan Policies HA1, HA3, HA4 and HA7 set out the requirements relating to heritage assets.
- 8.10 The proposed works would impact the rear of the building, and so there is no impact to the character or appearance of the Conservation Area.
- 8.11 The proposed works would further extend an existing structure that already partially infills the courtyard between the two wings of the hall house. The proposed structure would not entirely fill the courtyard. The existing extension is a later addition and the proposed enlargement has been design in such a way as to not impact any historic fabric. The proposed works are therefore considered to be acceptable in the context of the listed building.
- 8.12 With regards to the proposed materials of construction, the clay tiles on the current extension are to be removed and re-used for the new extension. Where this is not possible, reclaimed tiles will be used.
- 8.13 The Conservation Officer has suggested the use of a natural oak for the proposed bi-fold doors. The details of the materials and style of the bi-fold doors are the subject of a recommended condition.

8.14 The proposed development is within Area of Archaeological Significance no. 238. This covers the core of historic Braughing, which has its origins as a Saxon minster. The proposed extension, while small in size, may encounter below ground archaeological remains of medieval or earlier post medieval date. The landscaping in the rear garden may also have an archaeological impact. A condition is therefore recommended to secure a programme of archaeological investigation.

9.0 Planning Balance and Conclusion

9.1 As extensions to a building, the type of development is considered to be an appropriate type of Rural Area Beyond the Green Belt development proposal. The proposed scheme is considered to be acceptable in terms of its design and layout, impacts upon neighbouring occupants and impacts on heritage assets and therefore accords with the various relevant policies. Thus, it is recommended that the proposals are granted.

RECOMMENDATION

3/19/1039/HH

That planning permission is **GRANTED**, subject to the following conditions:

1. The development to which this permission relates shall be begun within a period of three years commencing on the date of this notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As Amended).

2. The development hereby approved shall be carried out in accordance with the approved plans listed at the end of this Decision Notice.

Reason: To ensure the development is carried out in accordance with the approved plans, drawings and specifications.

3. No development or groundworks shall take place until the applicant, or their agents, or their successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme, and this condition will only be discharged when the required archaeological reports are submitted to and approved in writing by the Local Planning Authority.

Reason: The programme is required to be undertaken prior to the commencement of the development to secure the protection of and proper provision for any archaeological remains in accordance with Policies HA1 and HA3 of the East Herts District Plan 2018 and the National Planning Policy Framework.

4. The exterior of the development hereby approved shall be constructed in the materials specified on the submitted application form/plans, or in materials which have been approved in writing by the Local Planning Authority.

Reason: In the interests of the appearance of the development and in accordance with Policy DES4 of the East Herts District Plan 2018.

3/19/1040/LBC

That listed building consent is **GRANTED**, subject to the following conditions:

1. The works to which this consent relates shall be begun no later than the expiration of three years beginning with the date on which this consent is granted.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (As Amended).

2. The development hereby approved shall be carried out in accordance with the approved plans listed at the end of this Decision Notice.

Reason: To ensure the development is carried out in accordance with the approved plans, drawings and specifications.

3. Prior to any building works being first commenced, detailed drawings including sections, showing the new and/or replacement door(s) which it is proposed to install, together with a detailed description or specification, shall be submitted to, and approved in writing by the Local Planning Authority and thereafter the development should be implemented in accordance with the approved details.

Reason: To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy HA7 of the East Herts District Plan 2018.

Informatives

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water Interest) etc. Neither does this permission negate or override any private covenants which may affect the land.

Summary of Reasons for Decision

The proposed development accords with the relevant policies and would be acceptable in terms of its impact on the rural area, design, neighbouring amenity and heritage impact. With regard to the above, it is therefore recommended that the applications are approved.