

## DEVELOPMENT MANAGEMENT COMMITTEE – 4 DECEMBER 2019

<b>Application Number</b>	3/19/1856/HH
<b>Proposal</b>	First floor rear extension
<b>Location</b>	47 Dove Close, Bishop's Stortford, CM23 4JD
<b>Parish</b>	Bishops Stortford
<b>Ward</b>	Bishops Stortford South

<b>Date of Registration of Application</b>	13 <sup>th</sup> September 2019
<b>Target Determination Date</b>	8 <sup>th</sup> November 2019
<b>Reason for Committee Report</b>	Applicant is a DM Member of staff
<b>Case Officer</b>	David Snell

### **RECOMMENDATION**

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

#### **1.0 Summary of Proposal and Main Issues**

- 1.1 The application proposes a first floor rear extension over an existing single storey rear extension. The extension would be 5.9m wide and 3.0m deep and of pitched roof form comprising a gable projection of the main roof.
- 1.2 The main issues for consideration are the design of the proposed extension and its impact on the amenity of the occupiers of adjoining residential properties.

#### **2.0 Site Description**

- 2.1 Two storey detached dwelling situated with a residential area comprising a mix of dwelling types.
- 2.2 To the west is the rear garden boundary of properties fronting Abbots Way, to the north lies Friedberg Avenue adjoining the rear

boundary of the property and to the east is the adjoining property No.48 Dove Close.

### **3.0 Planning History**

3.1 The planning history of the site comprises:

3/86/2055/FUL	Two storey side extension	Approved March 1987
3/15/0906/HH	Single storey rear extension	Approved June 2015

### **4.0 Main Policy Issues**

4.1 These relate to the relevant policies in the East Herts District Plan National Planning Policy Framework (NPPF). There is no Neighbourhood Plan in final or draft form relevant to this site.

<b>Main Issue</b>	<b>DP policy</b>
Design, layout and scale	DES4. HOU11
Neighbour impact	DES4

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

### **5.0 Summary of Consultee Responses**

5.1 No consultations were required.

### **6.0 Parish Council Representations**

6.1 Bishops Stortford Town Council do not wish to comment.

### **7.0 Summary of Other Representations**

7.1 Adjoining occupiers were consulted. No responses were received.

## **8.0 Consideration of Issues**

### Principle

- 8.1 The site lies within the built up area of Bishops Stortford wherein there is no objection in principle to extensions to existing dwellings, subject to compliance with the District Plan policy.

### Design, layout and scale

- 8.2 Policy DES4 requires that all development proposals are of a good standard of design and Policy HOU11 requires that extensions to dwellings be of an appropriate scale, mass and form having regard to the character of the existing dwelling.
- 8.3 The proposed extension would be of traditional pitched roof design to match the design of the existing dwelling. The roof would be set down 0.5m from the main roof such that the extension would be viewed as a subservient addition to the main dwelling.
- 8.4 The proposed extension would be finished in render with roof tiles to match existing.
- 8.5 The scale, mass and design of the proposed extension is considered to be appropriate to the character of the existing dwelling.

### Neighbour impact

- 8.6 The proposed extension would be set in 2.1m from the east side elevation of the existing dwelling and the proposal would not result in material adverse impact on the occupiers of No.48 Dove Close.
- 8.7 The extension adjoins the rear garden boundary of No.10 Abbots way and it would have no adverse impact on that property.

## **9.0 Conclusion – the planning balance**

9.1 The proposed extension is of satisfactory design and it would have no material adverse impact on the occupiers of adjoining properties. The proposal therefore accords with Policies DES4 and HOU11 of the District Plan.

### **RECOMMENDATION**

That planning permission be **GRANTED**, subject to the conditions set out below.

### **Conditions**

1. Three year time limit (1T12)
2. Approved plans (2E10)
3. The external materials of construction and finishes for the building works hereby permitted shall be those specified on the planning application form unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the appearance of the development in accordance with Policies DES4 and HOU11 the East Herts District Plan 2018.

### **Informatives**

1. Other legislation (OL01)

### **Summary of Reasons 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 (Minerals Local Plan, Waste Core Strategy and Development Management Policies DPD 2012 and the East Herts District Plan, the National Planning Policy Framework and in accordance with the Town and Country Planning

(Development Management Procedure) (England) Order 2015. The balance of the considerations having regard to those policies is that permission should be granted.