

**5i 3/11/0104/FN – Replacement of flat roof with pitched roof, renewal of LPA reference 3/08/0565/FP at 18 Chantry Road, Bishop’s Stortford, CM23 2SF for Mr A Brown**

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**Date of Receipt:** 24.01.2011

**Type:** Renewal - Other

**Parish:** BISHOP’S STORTFORD

**Ward:** BISHOP’S STORTFORD - MEADS

**RECOMMENDATION:**

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

1. Three year time limit (1T121)
2. Matching materials (2E13)

**Directive:**

1. Other legislation (010L1)

**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 East Herts Local Plan Second Review April 2007), and in particular saved policies ENV1, ENV5 and ENV6. The balance of the considerations having regard to those policies and LPA reference 3/08/0565/FP is that permission should be granted.

\_\_\_\_\_ (010411FP.MP)

**1.0 Background:**

- 1.1 The application site comprises a modest, detached, well proportioned property with hipped roofs and an attractive bay window to the front façade. There is a significant levels difference along Chantry Road and also within the application site itself, where the garden slopes significantly to the east. The property is set back from the road frontage and the adjoining property, 20 Chantry Road, with boundary treatment obscuring the view to the neighbouring property. The application site is shown on the attached OS extract.
- 1.2 There is an existing modest single storey rear element which projects 1.3 metres from the rear building line with a flat roof. This application

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proposes to replace the flat roof with a pitched roof and rooflight. Permission has previously been granted within LPA reference 3/08/0565/FP for such a proposal. This application seeks to renew that previous approval.

1.3 The application is being reported to the Development Control Committee as the applicant is an employee of East Herts District Council.

### **2.0 Site History:**

2.1 The only planning history relates to the permission granted within LPA reference 3/08/0565/FP for the replacement of a flat roof with pitched roof.

### **3.0 Consultation Responses:**

3.1 Owing to the nature of the application, no statutory consultations were required.

### **4.0 Town Council Representations:**

4.1 At the time of writing this report no consultation response has been received from Bishop's Stortford Town Council.

### **5.0 Other Representations:**

5.1 No other letters of representation have been received at the time of writing this report.

### **6.0 Policy:**

6.1 Policies relevant to this application include:

- ENV1 Design and Environmental Quality
- ENV5 Extensions to Dwellings
- ENV6 Extensions to Dwellings - Criteria

### **7.0 Considerations:**

7.1 The application site is located within the built up area of Bishop's Stortford where, in principle, there is no objection to development. Proposed extensions to dwellings will be assessed with regard to Policy ENV1, ENV5 and ENV6 of the Local Plan, the former policy requires

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that development meets a high standard of design and layout. Policy ENV5 states that permission will be granted for extensions provided that the character, appearance and amenities of the dwelling and any adjoining dwelling would not be substantially affected to their detriment. Policy ENV6 states that extensions should be to a design and choice of materials either matching or complementary to the original building. It also indicates that flat roofed extensions are generally visually undesirable.

- 7.2 Taking into account, therefore, the existing roof form of the extension, Officers consider that the proposed new pitched roof would be a significant visual improvement. The size, scale, form and design of the roof are appropriate for this location and it is not considered that the proposed development would result in any harmful impact on the character and appearance of the dwellinghouse, or any adjoining properties.
- 7.3 Turning to neighbour amenity, and taking into account the height of the roof, at approximately 4.3 metres from ground level (as a maximum), and the distance to the boundary with 20 Chantry Road (1 metre), there is not considered to be any detrimental impact on the amenities of either adjoining occupier.

### **8.0 Conclusion:**

- 8.1 Taking into account the previously approved development and the modest proportions of the proposed development, and for the reasons outlined above, it is recommended that planning permission be granted subject to the conditions referred to at the head of this report.