

**5k 3/10/2244/FP – Two storey side and single storey rear extensions at  
27 Church Road, Little Berkhamstead, Hertfordshire for Mr Robert Beech**

**Date of Receipt:** 23.12.10

**Type:** Full - Other

**Parish:** LITTLE BERKHAMSTEAD

**Ward:** HERTFORD – RURAL SOUTH

**RECOMMENDATION:**

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

1. Three Year Time Limit (IT12)
2. Approved Plans (2E10)1601-01a, 1601-02a, 1601-03c, 1601-04c, 1601-05a, 1601-06c and 1601-07b.
3. Matching Materials (2E13)

**Directive:**

1. Other Legislation (01OL)

**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 GBC1, ENV1, ENV5 and ENV6. The balance of the considerations having regard to those policies is that permission should be granted.

\_\_\_\_\_ (224410FP.SD)

**1.0 Background**

- 1.1 Number 27 Church Road is a semi detached property with accommodation in the roofspace, sited to the south of Little Berkhamstead, as shown on the attached OS extract.
- 1.2 The site lies within the Metropolitan Green Belt outside of the main settlements and Category 1 and 2 Villages.
- 1.3 The application seeks permission for 2 storey side and single storey rear extensions. The proposal also includes the provision of an additional front dormer and an additional rear dormer.

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### **2.0 Site History**

2.1 The history of the site is as follows:

<b>Planning Ref:</b>	<b>Proposal</b>	<b>Decision</b>
3/82/0470/FP	Two storey side extension.	Approved
3/98/1255/FP	Rear conservatory.	Refused
3/99/1198/FP	Rear conservatory(Amended scheme).	Approved
3/10/1517/FP	Two storey and single storey rear extensions.	Withdrawn
3/10/1709/FP	Two storey side extension, two storey and single storey rear extensions and replacement front porch.	Refused

### **3.0 Consultation Responses**

3.1 No consultation responses have been received.

### **4.0 Parish Council Representations**

4.1 Little Berkhamstead Parish Council have no objections to the planning proposals.

### **5.0 Other Representations**

5.1 The application was advertised by means of a site notice and neighbour notification letters.

5.2 No representations have been received.

### **6.0 Policy**

6.1 The relevant East Hertfordshire Adopted Local Plan policies applicable to this application are:

GBC1 Appropriate Development in the Green Belt  
ENV1 Design and Environmental Quality  
ENV5 Extensions to Dwellings  
ENV6 Extensions to Dwellings - Criteria

6.2 Planning Policy Guidance Note 2 'Green Belts' and Planning Policy Statement 7 'Sustainable Developments in Rural Areas' are also relevant in this case.

## **7.0 Considerations**

### **Principle:**

- 7.1 The site lies within the Metropolitan Green Belt wherein permission will not be given for inappropriate development unless very special circumstances can be demonstrated that clearly outweigh the harm caused by reason of inappropriateness or any other harm. Policy GBC1 advises that extensions to existing dwellings will be inappropriate within the Metropolitan Green Belt unless they can be regarded as limited extensions or alterations to existing dwellings in accordance with Policy ENV5.
- 7.2 Policy ENV5 advises that outside the main settlements and Category 1 and 2 Villages, an extension to a dwelling or the erection of outbuildings will be expected to be of a scale and size that would either by itself, or cumulatively with other extensions, not disproportionately alter the size of the original dwelling nor intrude into the openness or rural qualities of the surrounding area.
- 7.3 Policy ENV6 advises that proposed extensions should be to a design and choice of materials of construction, either matching or complementary to those of the original building and its setting.
- 7.4 Also relevant in this case is Policy ENV1 which indicates that extensions are expected to be of a high standard of design and layout and to reflect local distinctiveness. Policy ENV1 also requires that development proposals should respect the amenity of occupiers of neighbouring buildings.
- 7.5 Number 27 Church Road has already been extended with a two storey side extension, approved in 1982, increasing the footprint of the original dwelling with a two storey side extension at a width of 2.5 metres by approximately 51% over and above the floorspace of the original dwelling.
- 7.6 Planning permission was refused in November 2010 for a two-storey side extension to the property, together with a two-storey rear extension. This revised application proposes simply a single storey rear extension which officers consider would overcome the objections raised to the previous proposal.

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- 7.7 Calculations have been made in respect of the proposed extensions which cumulatively will result in additional floorspace of 110.84 square metres, approximately 112.5% over and above that of the original dwelling.
- 7.8 The size of the proposal would be considered to disproportionately alter the size of the original dwelling and would therefore not satisfy the requirements of Policies GBC1 and ENV5 which permit only limited extensions.
- 7.9 While the proposed development would not satisfy Policies GBC1 and ENV5 of the East Herts Local Plan, it is considered that the extensions approved at the adjoining semi-detached properties at, number 29 Church Road Ref: 3/07/0189/FP and number 31 Church Road Ref: 3/09/0955/FP, adding two storey side extensions of respectively 5.5 metres and 6.2 metres in width, should be considered as a material consideration in respect of the determination of the application at number 27.
- 7.10 Number 29 was granted approval in 2007 (Ref: 3/07/0189/FP) for a resultant first floor side extension over the existing single storey side extension. This extension allowed a floor area increase of around 82%, although the existing rear conservatory, not conditioned to be demolished as part of the proposal, resulted in a total floor increase of 98%.
- 7.11 The approval of the development proposed at number 27 would provide a degree of symmetry between these two semi-detached dwellings and would be in keeping with the scale and form of the other approved extensions within the street. Although this application proposes an additional dormer to the front and rear it would remain in keeping with the approved additions at number 29 and would be less than that approved at number 31, where the approved two storey side extension is wider by 0.6 metres than the proposal at number 27. Furthermore, it is considered that the extensions would not in themselves unduly intrude into the openness of the Green Belt or rural qualities of the surrounding area.
- 7.12 Therefore, while the development is considered to be inappropriate development as defined in PPG2 and Policy GBC1, there are special circumstances in this case which justify a departure from Green Belt Policy.

**Neighbour Amenity**

- 7.13 It is not anticipated that the proposed development will have an adverse impact on the attached property at number 25 since the proposed single storey element alongside the boundary at a depth of 6.8 metres, would be a similar depth to the existing rear projection, reduced by 0.8 metres alongside the shared boundary. Indeed the neighbour has a single storey extension of 4.6 metres to this boundary.

**Design**

- 7.14 As outlined in Paragraph 7.10 the extension would provide a degree of symmetry with the neighbouring property, providing a principal entrance with two side bays considered to be of an appropriate size, scale and design to the property and consistent with the altered street scene aspect. The single storey rear extension includes a small element of flat roof. However, notwithstanding this, it is considered that the proposal, together with the reduced rear projecting extension, would be of a satisfactory design, sympathetic to the rural surroundings in accordance with of policies ENV1, ENV5 and ENV6 of the East Herts Local Plan.

**8.0 Conclusion**

- 8.1 In summary, the proposal is considered to be inappropriate development as defined in policies GBC1 and ENV5 of the East Herts Local Plan. However, the particular circumstances of the extensions approved to the adjoining semi-detached properties number 29 and number 31, and the lack of any other specific harm by reason of design or neighbour impact, are considered to amount to the very special circumstances required in this case to justify a departure from policy.
- 8.2 On this basis I have recommended that planning permission be granted subject to the conditions provided at the head of this report.