

**5j 3/11/0027/FP – Erection of double garage at Daneswood Cottage, Stansted Hill, Perry Green, Much Hadham, SG10 6DT for Mr Malcolm Wharmby**

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**Date of Receipt:** 10.01.2011

**Type:** Full – Other

**Parish:** MUCH HADHAM

**Ward:** MUCH HADHAM

**RECOMMENDATION:**

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

1. Three year time limit (1T12)
2. Sample of materials (2E12) – amend to include garage door
3. Approved plans (2E102) DG1, DG1A, DG2, DG3, DG4, DG5, DG6
4. Vehicular use of garage (5U103)

**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 GBC3, ENV1, ENV2, ENV5, ENV6 and TR7. The balance of the considerations having regard to those policies is that permission should be granted.

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**1.0 Background**

- 1.1 The application site is located within the Rural Area Beyond the Green Belt to the East of the village of Much Hadham as shown on the attached OS extract.
- 1.2 The application property is a two storey detached dwelling which is situated in an elevated position above street level. The property benefits from a driveway and parking area which could accommodate between 3 and 4 vehicles. There is a large garden area at the side and rear of the property which is predominantly laid-to-lawn and screened by mature landscaping around the boundary of the site.

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1.3 The proposal is for the erection of a detached double garage. The proposed garage would be 6 metres wide, 7 metres in depth and 3.8 metres in height to the ridge of the pitched roof. The proposed garage would comprise of a brick plinth, part rendered and part timber boarded elevations. Internally the proposed garage would consist of parking space for up to 2 vehicles and a smaller store room to the rear of the building. It should be noted that, as part of the proposal, an existing shed would be demolished although this does not in itself require planning permission.

### **2.0 Site History**

2.1 There is a long planning history of extensions and alterations at the application property which is as follows:

- 3/83/1235/FP - Two storey side extension - Approved with conditions
- 3/90/2007/FP - Extensions and alterations - Refused
- 3/90/1590/FP - Single storey annexe - Allowed on appeal
- 3/92/1289/FP - Alterations - Approved with conditions
- 3/05/1389/FP - Rear extension - Approved with conditions.

### **3.0 Consultation Responses**

3.1 County Highways raise no objections to the proposed development.

### **4.0 Parish Council Representations**

4.1 Much Hadham Parish Council comment that, whilst no objection is raised on the proposed development, the members are concerned that there could be potential for the structure to be converted into living accommodation at sometime in the future.

### **5.0 Other Representations**

5.1 The application has been advertised by way of site notice and neighbour notification.

5.2 No letters of representation have been received.

### **6.0 Policy**

6.1 The relevant Local Plan policies in this application include the following:-

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GBC3	Appropriate Development in the Rural Area Beyond the Green Belt
ENV1	Design and Environmental Quality
ENV2	Landscaping
ENV5	Extensions to Dwellings
ENV6	Extensions to Dwellings – Criteria
TR7	Car Parking – Standards

### **7.0 Considerations:**

7.1 The determining issues in relation to this application are as follows:

- The principle of development within the Rural Area;
- The impact of the proposal on the character and appearance of the existing dwelling and surrounding area;
- Landscape considerations;
- The provision of off-street vehicular parking;
- The impact of the proposal on the amenities of adjacent neighbouring occupiers.

#### Principle of Development

7.2 The application site is located within the Rural Area, wherein limited extensions and alterations to dwellings will be permitted provided that an extension to a dwelling or the erection of outbuildings is 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, in accordance with Policies GBC3 and ENV5.

7.3 It has been calculated that the floor area of the original dwelling was approximately 90 square metres (sq.m). However, the previously approved two storey side extension, single storey rear extension and single storey annexe has effectively doubled the size of the original dwelling, resulting in an increase in the floor area of the dwelling by over 100 per cent. The outbuilding now proposed, some 42 sq.m, would result in a further increase in the size of the original dwelling, forming a departure from Policies GBC3 and ENV5 the Local Plan. However, it is then necessary to consider whether there are any other material considerations in this case which would warrant such a departure from policy and whether any harm would be caused as a result.

7.4 Daneswood Cottage is located within a spacious site, which is set back from the main road and well screened by mature boundary landscaping.

It is considered that the proposed garage would be of a moderate size and simple in its design and appearance. It is also considered that the proposed garage building would not, in itself, disproportionately alter the size and scale of the original dwelling and it would provide covered storage for vehicles, which are currently parked on the driveway. Furthermore, the proposal would enable the demolition of existing flat roof storage sheds and their replacement with a building which would be more sympathetic to the character and appearance of the existing dwelling and surrounding area.

- 7.5 It should also be noted that Daneswood Cottage benefits from the normal 'permitted development' rights for dwellinghouses and, although this particular proposal does not itself constitute 'permitted development', due to its proximity to the boundary of the site, a similar sized building could be erected without planning permission if it were located slightly further away from the boundary. The impact of the proposed development would, therefore, be very much the same as that which could result from a similar proposal without express permission. This 'fallback' position is also a material consideration in this case.
- 7.6 This, together with the limited increase in the floor area of the existing dwelling; the demolition of the existing flat roof storage sheds; and the limited impact of the proposed building on the character and appearance of the Rural Area (discussed below), leads officers to the conclusion that a departure from policy is acceptable in this case.

The impact of the proposal on the character and appearance of the existing dwelling and surrounding area

- 7.7 As mentioned earlier in this report, the proposed garage building would be moderate in size and limited in its height. It is considered that the pitched roof design with a brick plinth and part rendered, part timber boarded elevations would be sympathetic to the character and appearance of the existing dwelling. Furthermore, the existing boundary landscaping would largely screen the proposed building from the surrounding Rural Area. Having regard therefore to the limited impact of the proposed building on the character and appearance of the Rural Area and its appropriate design, Officers are satisfied that the proposed development would not be harmful to the appearance of the dwelling itself, or to the visual amenity of the surrounding area.

Landscape considerations

- 7.8 It is acknowledged that the proposed development would result in the removal of a diseased ash tree and pruning of existing boundary

landscaping prior to the commencement of development. The existing ash tree is not protected by a Tree Preservation Order and it is not considered that the loss of this tree, to allow for the proposed siting of the garage, would result in any significant detriment to the character and appearance of the site, particularly as the remaining mature landscaping along the boundary of the site would be retained.

**The provision of off-street vehicular parking**

- 7.9 It has been noted that County Highways raise no objections to the proposal. The existing driveway would be retained and, together with the proposed garage, would provide car parking space for approximately 6 vehicles. It is therefore considered that sufficient off-street car parking space would be provided for a dwelling of this size, in accordance with Policy TR7.

**The impact of the proposal on the amenities of adjacent neighbouring occupiers**

- 7.10 The property is surrounded by open countryside with its nearest neighbouring dwelling, known as Daneswood Lodge, situated over 100 metres to the North of the application site. It is therefore considered that the proposal would not result in any detrimental impact on the amenities of nearby neighbouring occupiers.

**Conditions**

- 7.11 It is considered appropriate and necessary in this case to impose a condition requiring the details of materials to be agreed, which shall include the garage door, in order to achieve an overall satisfactory appearance for the development in accordance with policies ENV1, ENV5 and ENV6 of the Local Plan.
- 7.12 It is also considered appropriate to restrict the use of the building for the housing of private vehicles and not for additional living accommodation. This would ensure that adequate covered parking remains on site, in the interests of visual amenity and would avoid the need for any additional garaging accommodation elsewhere on the site in the future. This would safeguard the character and appearance of the surrounding countryside.

**8.0 Conclusion**

- 8.1 In summary, it is considered that there are material considerations in this case that justify a departure from Rural Area policy and that there

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would be no adverse impact on either the dwelling itself or the rural character and appearance of the surrounding area.

- 8.2 It is therefore recommended that permission be granted subject to the conditions set out at the head of this report.