

DEVELOPMENT MANAGEMENT COMMITTEE – 1 DECEMBER 2021

Application Number	3/21/2577/HH
Proposal	Two storey and first floor side extension. Detached garage and games room. Relocation of door from side to front elevation. Removal of chimney and fireplace.
Location	Brook Cottage, Chipping, Buntingford, Hertfordshire, SG9 0PG
Applicant	Mr Jeff Jones
Parish	Buckland
Ward	Buntingford

Date of Registration of Application	14 October 2021
Target Determination Date	9 December 2021
Reason for Committee Report	Member application
Case Officer	Lucy Pateman

RECOMMENDATION

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

1.0 Summary of Proposal and Main Issues

- 1.1 This application seeks planning permission for the erection of a two storey and first floor side extension, the erection of a detached garage with games room above, relocation of an existing door from side elevation to the front elevation and the removal of a chimney and fireplace.
- 1.2 The main issues for consideration are the design of the proposed development, its impact on the amenity of the occupiers of adjoining residential properties and the impact on parking provision, flood risk and heritage assets of archaeological importance.

2.0 **Site Description**

- 2.1 The application site is occupied by a two storey dwelling which was originally two cottages. The site is located to the western side of the A10 towards Chipping behind the Country public house. The dwelling is accessed off the A10 via a circular lane which leads to Buckland Bridleway 011. There are two dwellings at Royal Oak Close to the north, the Countryman Public House is to the west of the site and there are open fields beyond the eastern boundary of the site.
- 2.2 The site falls within the Rural Area beyond the Green Belt, Buntingford Community Area Neighbourhood Plan Area, an Area of Archaeological Significance and parts of the site are located in Flood Zones 2 and 3.

3.0 **Planning History**

- 3.1 The following planning history is of relevance to this proposal:

Application number	Proposal	Decision	Date
3/84/0709/FP	Demolish existing conservatory and erect new conservatory	Granted with conditions	25 th May 1984
3/84/0710/FP	Demolish existing garage and boiler room, build new extension to comprise new garage and boiler room, extend lounge, study and bedroom and one new bedroom.	Granted with conditions	11 th June 1984
3/88/1244/FP	Two storey rear extension and porch	Granted	20 th September

			1988
3/97/0456/FP	Demolition and rebuild of side addition	Granted with conditions	3 rd April 1997
3/07/2206/FP	New brick chimney breast to front elevation and two storey side extension with garage	Refused	7 th December 2007
3/08/1537/FP	Two storey side extension incorporating front and rear dormers, detached garage/carport and new chimney stack.	Refused	23 rd October 2008

4.0 **Main Policy Issues**

4.1 These relate to the relevant policies in the East Herts District Plan (DP) 2018, the adopted Buntingford Community Area Neighbourhood Plan (BCNP) 2014-2031 and the National Planning Policy Framework (NPPF) 2021.

Key Issue	DP policy	BCANP policy	NPPF
Principle of development	GBR2	-	Section 12
Design Quality/ Residential Amenity	DES4, HOU11	HD2, HD4	Section 12
Impact on parking provision	TRA3	T1	Section 9
Flood risk	WAT 1	-	Section 14
Archaeology	HA3	-	Section 16

5.0 **Summary of Consultee Responses**

- 5.1 HCC Historic Environment Unit has commented that it is unlikely that the proposal will have any significant impact on heritage assets of archaeological interest.

(Note: HCC, Hertfordshire County Council)

6.0 **Parish Council Representations**

- 6.1 Buckland and Chipping Parish Council has raised no objection to this application, but requests that if permission is granted, a condition is made that the detached garage is not converted into residential accommodation.

7.0 **Summary of Other Representations**

- 7.1 The application has been advertised by neighbour consultation letters and site notice. No responses have been received.

8.0 **Consideration of Issues**

Principle of Development

- 8.1 The dwelling is located in the Rural Area beyond the Green Belt. Policy GBR2 states in order to maintain the Rural Area Beyond the Green Belt as a valued countryside resource, alterations or extensions to buildings will be permitted provided that the size, mass, scale, form, siting, design and materials of construction are appropriate to the character, appearance and setting of the site and/or surrounding area. The impact upon the Rural Area Beyond the Green Belt will be assessed within the design and layout section below.

Design and Layout

- 8.2 Policy DES4 requires that all development proposals are of a high standard of design and layout to reflect local distinctiveness and Policy HOU11 requires that extensions to dwellings and residential outbuildings are of an appropriate size, scale, mass, form, siting, design and materials of construction having regard to the character and appearance of the existing dwelling and surrounding area.
- 8.3 There is an existing single storey flat roof side extension and it is proposed to extend this rearward with an additional storey above. The proposed extension would increase the floor area of the dwelling by approximately 58 square metres, creating a larger study at ground floor and an additional bedroom, bathroom and dressing room at first floor. Policy HOU11 states that extensions should generally appear as a subservient addition to the dwelling. The proposed first floor would be set back from the front elevation by approximately 0.65 metres and set down from the main roof ridge by approximately 0.2 metres. Whilst the proposed extension would significantly increase the floor area of the existing dwelling, it is considered that the adopted design features ensure that it achieves a degree of subservience to the host dwelling.
- 8.4 From the front elevation, the proposed extension would have a hipped roof design which replicates the roof design of the existing dwelling. To the rear of the extension, there would be two smaller gable ends which would adjoin an existing two storey rear extension with a larger gabled roof. This aspect of the proposal would not be readily visible from the public realm, due to being sited to the rear and the screening afforded by trees and hedges on the east, south and west boundaries of the site. The proposed extension would be finished externally in render and slate roof tiles to match the existing dwelling. Officers are satisfied that the proposed extension would not have a detrimental impact on the character or appearance of the subject dwelling. Furthermore, it would not block any valued views of the countryside, and the enlargement would not

be sited such that it would harmfully erode the rural qualities of the area.

- 8.5 The proposed 1.5 storey garage with games room above would be sited to the east of the site, adjacent to the proposed side extension. At ground floor, the proposed outbuilding would provide a parking space with an internal staircase leading up to a games room at first floor. It would have a pitched roof design with front and rear pitch dormer windows. The proposed external materials are black featheredge cladding and slate roof tiles. It would have a floor area of approximately 56.5 square metres and an overall height of 5.5 metres. It would be a significant addition to the site; however it would appear subservient to the main dwelling and can be satisfactorily accommodated within the application site. Furthermore, it is considered that the building is of appropriate size for the function/purposes that it will serve.
- 8.6 The proposal also includes the removal of an existing chimney stack which is located centrally on the roof slope of the existing dwelling. The loss of the chimney stack would have a limited visual impact and therefore it is not considered this would be detrimental to the character and appearance of the dwelling.
- 8.7 Two previous applications in 2007 and 2008 for a two storey side extension and garage were refused. These are therefore a material planning consideration, however carry limited weight as these applications were assessed against policies in a previous Local Plan and the East Herts District Plan 2018 has since been adopted.

Neighbour impact

- 8.8 The proposed development by reason of its siting and proximity to nearby residential properties is unlikely to have any significant impact on nearby properties, by reason of loss of light, overshadowing, overlooking or overbearing impact. The proposal therefore complies with Policy DES4 of the East Herts District Plan 2018.

Impact on parking provision

- 8.9 The proposed development would increase the number of bedrooms from 3 to 4. The Council's Updated Parking Standards and Policy T1 of the Buntingford Community Area Neighbourhood Plan require a four bedroom dwelling to have provision for 3 off street parking spaces. The proposed garage would provide 1 off street parking space and the driveway could accommodate a further 2 off street parking spaces. The proposal therefore accords with Policy TRA3 of the East Herts District Plan 2018 and Policy T1 of the Buntingford Neighbourhood Plan.

Flood risk

- 8.10 Sections of the application site fall within Flood Zones 2 and 3. A small element of the proposed side extension would fall within Flood Zone 2, however the proposed garage/games room would fall outside of the flood zone. The proposal is classified as a minor extension; as such the Flood Risk Standing Advice should be followed. A Flood Risk Assessment has been submitted which sets out the proposed finished floor levels and the estimated flood levels in accordance with the Standing Advice. The floor levels would be the same as the existing dwelling, at 102.1 metres above sea level. The estimated flood level is 99.8 metres; therefore the floor level would be sufficiently above the estimated flood level. Officers are satisfied that the proposed development would unlikely be at unacceptable risk from flooding and would therefore accord with Policy WAT1 of the East Herts District Plan 2018.

Other considerations

- 8.11 The site falls within an area of archaeological significance. The Historic Environment Unit at Hertfordshire County Council have commented that it is unlikely that the proposal will have any significant impact on heritage assets of archaeological interest. The proposal therefore accords with Policy HA3 of the East Herts District Plan 2018.

9.0 Planning Balance and Conclusion

9.1 It is considered that the size, scale, design and materials of the proposed development would be appropriate to the existing dwelling and the surrounding rural area. There would be no material adverse impacts on the occupiers of neighbouring properties, there would be an adequate level of parking provision and flood risk can be managed effectively. The proposal therefore accords with Policies GBR2, HOU11 and DES4 of the East Herts District Plan 2018, Policies HD2, HD4 and T1 of the adopted Buntingford Community Neighbourhood Plan and the National Planning Policy Framework 2021. It is therefore recommended that planning permission be granted.

RECOMMENDATION

That planning permission be **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. 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.

Informatives

1. East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan and any relevant material considerations. The balance of the considerations is that permission should be granted.
2. 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.
3. The detached garage/games room building shall be used for purposes incidental to the main dwelling house and shall not be used a separate self-contained dwelling which would require planning permission.