

5n 3/11/0274/FP – Entrance loggia, first floor front and side extensions at Coltsfoot Cottage, 10 Coltsfoot Lane, Datchworth, SG3 6SB for Mark Negri

Date of Receipt: 18.02.2011

Type: Full – Other

Parish: DATCHWORTH

Ward: DATCHWORTH AND ASTON

RECOMMENDATION:

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

1. Time limit (1T121)
2. Approved plans (2E102; 10031-01, 10031-02-A, 10031-BP-A and 10031-LP received on the 18th February 2011)

Directive:

1. Other legislation (01OL1)

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 ENV1, ENV5, ENV6 and GBC1. The balance of the considerations having regard to those policies and national policy guidance in Planning Policy Guidance 2 – Green Belts is that planning permission should be granted.

_____ (027411FP.MC)

1.0 Background:

- 1.1 The application site is shown on the attached OS extract. It comprises a detached dwellinghouse located within the Green Belt. The site is relatively isolated, on a large site in this rural location, although it is only a short distance from Bulls Green to the east.
- 1.2 The proposal involves the addition of a first-floor side extension to the west end of the house, first-floor rear extension and a loggia, or open-sided porch, to the rear.

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- 1.3 The property is a detached house located on Coltsfoot Lane within the Green Belt. It is in an isolated, rural location on a large plot. It originally comprised two houses which were combined into a single property at some point between 1950 and 1966.
- 1.4 The property as existing has a floor area of approximately 270 m², including all extensions. The individual houses had a floor area of approximately 50 - 55m², Subsequent extensions that were approved in 1950 and constructed by 1966 suggest that, when the properties were combined it would have had a floor area of approximately 130m². The combination of the two houses created a new dwelling, and it is from that original 130m² property that subsequent calculations are drawn.

2.0 Site History:

- 2.1 The site has an extensive history, and originally comprised two separate dwelling (nos. 1 and 2 Coltsfoot Cottages)
- 2.2 The exact date at which the cottages were combined to a single dwelling is not known, although it appears to have occurred between 1950 and 1966.
- 2.3 The site history is as follows:
- 115-50 – Extensions and alterations to 1 Coltsfoot Cottages – Approved February 1950
 - 654-50 – Extensions and alterations to 1 and 2 Coltsfoot Cottages – Approved June 1950
 - 1722-66 – Extensions and alterations – Approved October 1966
 - 225-70 – Extensions – Approved March 1970
 - 372-71 – Detail and decision unknown; Presumably related to the two-storey side extension on the east end of the house
 - 3541-71 – Outbuilding – Approved November 1971
 - 3/74/0728 – Extensions – Approved September 1974
 - 3/81/0372 – Two-storey rear extension – Approved May 1981

Consultation Responses:

2.4 No consultation responses have been received

4.0 Parish Council Representations:

4.1 Datchworth Parish Council has no objection to the proposed extensions.

5.0 Other Representations:

5.1 The applications have 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 'saved' Local Plan policies in this application include the following:

GBC1	Green Belt
ENV1	Design and Environmental Quality
ENV5	Extensions to Dwellings
ENV6	Extensions to Dwellings – Criteria

6.2 In addition, the following National policy guidance is relevant:

Planning Policy Guidance 2: Green Belts

7.0 Considerations:

7.1 The main considerations in this case are whether the proposed extensions would constitute appropriate development in the Green Belt, and if not whether there are very special circumstances to justify the development contrary to national guidance in PPG2.

Green Belt

7.2 There have been a considerable number of extensions approved and constructed at this property, both before and after its consolidation as a single dwelling. The property has effectively been doubled in size from the point when it was converted to a single property approximately fifty years ago. The cumulative existing and proposed extensions cannot therefore be considered limited nor modest, and as such are contrary to Green Belt policy.

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- 7.3 The extensions and other alterations, such as timber cladding and changes to the property's windows, have essentially removed all original external details. The property cannot be readily identified as having once been two modest cottages, and is now a single and sizable property, distinct in character and of an established size that has existed on site for approximately thirty years.
- 7.4 The proposed first-floor side extension would be above an area of flat roof presently used as a balcony. It would be visible from Coltsfoot Lane, and would materially increase the mass of the property, making it more prominent in this rural location. However, the property is set back by more than four metres from the edge of Coltsfoot Lane, and there is substantial screening from the road from the trees and planting. The footprint of the building would not be increased by the proposed side extension.
- 7.5 The loggia would be sited on the rear elevation of the dwelling, and connects the existing two-storey rear and two-storey side extensions. For this reason the proposal would not constitute Permitted Development within Class A of the General Permitted Development Order. Nonetheless, it would not be visible from outside the site, and would have no impact on the openness of the Green Belt.
- 7.6 The first-floor rear extension would be a modest increase to the property. It would be sited between the twin rear projections of the two-storey side and rear extensions. It would not be visible from the highway, and would have no impact on the openness of the Green Belt.
- 7.7 The proposed extensions, when taken together with those existing on site, would constitute disproportionate additions to the dwellinghouse of greater than 100% of the original floor area. The footprint of the building would however not be materially enlarged. The most prominent extension, to the first-floor west elevation, would still be well screened from the highway and the extensions would not unacceptably impact on the openness or rural character of the area.

Appearance

- 7.8 The first-floor side extension would be designed in keeping with the existing property. The house has been extensively modified since originally being used as two separate dwellings, but the alterations have resulted in a generally consistent appearance. The first-floor front elevation has been rendered, and this would be continued on the extension.

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- 7.9 The loggia would comprise an ornate, open-sided porch that would add character to the rear elevation of the property. It would be a relatively lightweight structure, in proportion to the existing dwellinghouse and is of an appropriate design.
- 7.10 The first-floor rear extension would fill in a space between the two rearward projecting extensions. It would be a complementary addition to the property, subordinate to the larger extensions to either side, and constructed in materials to match the property.
- 7.11 The extensions would be of a scale and appearance appropriate to the dwellinghouse, and in keeping with the general consistent character of previous extensions and alterations. For these reasons it is considered that the extensions would be acceptable with regard to the requirements of policies ENV1, ENV5 and ENV6 of the Local Plan.

8.0 Conclusion:

- 8.1 The property has been significantly extended in line with previous permissions, and further altered in the intervening period where two houses have been combined to form a single dwelling.
- 8.2 The proposed extensions would be restricted to the north and west sides of the building. The more prominent first-floor side extension would be of a design and appearance in keeping with the existing building. The rear loggia and first-floor extensions would not be visible from public land and would be of a scale and appearance appropriate to the property. The development would not, in officers' opinion, have any greater impact on the original character of the building than the presently existing extensions.
- 8.3 The extensions would create additional living space within the building, but would not materially alter its footprint and the openness of the Green Belt would not be significantly affected by the proposed extensions.
- 8.4 The scale of additions, as a numerical calculation, goes beyond what would be accepted as "limited" under Policy GBC1. However, for the above reasons officers consider that there are very special circumstances that justify the proposal, contrary to local and national policy. These include the acceptability of the design and the very modest impact on the openness of the Green Belt. Accordingly it is recommended that planning permission be granted.