

**5q 3/11/0226/FP - Single Storey Rear Extension at 49 Cromwell Road, Hertford, SG13 7DP for Mr and Mrs Andrew Blackett**

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**Date of Receipt:** 17. 02.11.

**Type:** Full - Other

**Parish:** HERTFORD

**Ward:** HERTFORD – KINGSMEAD

**RECOMMENDATION:**

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

1. Three year time limit
2. Matching Materials
3. Approved Plans (2E10) (Drawing no's 100712.01, 100712.02A and 100712.05A)

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

\_\_\_\_\_ (026611FP.AK)

**1.0 Background:**

- 1.1 The application site is located on the northern side of Cromwell Road in Hertford as shown on the attached OS extract. It is an end of terrace property; one of 4 bungalows, with a side pedestrian access. It has a flat roof dormer at the rear.
- 1.2 The proposal seeks planning permission for a single storey rear extension which would measure 8.4m wide (the full width of the existing dwelling) and project 5m out from the rear elevation with a flat roof and two roof lights.

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1.3 The application is being reported to the committee as it has been submitted by a staff member of the Council.

#### **2.0 Site History:**

2.1 Planning permission was granted for the erection of a front porch, ref 3/74/0484 in 1974.

2.2 There is no other relevant planning history relating to this property.

#### **3.0 Consultation Responses:**

3.1 No consultee responses have been received.

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

4.1 No response has as yet been received from Hertford Town Council.

#### **5.0 Other Representations:**

5.1 The application has been advertised by way of press 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:

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

#### **7.0 Considerations:**

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

- The principle of development within the urban area
- The impact of the proposal on the character and appearance of the existing dwelling and surrounding area
- The impact of the proposal on the amenities of the adjacent neighbouring occupiers.

Principle of Development

- 7.2 The application site is located within the urban area of Hertford, wherein there is no objection in principle to extensions to existing dwellings, provided that the character, appearance and amenities of the dwelling and adjoining dwellings would not be significantly affected to their detriment, in accordance with Policy ENV5.

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

- 7.3 The proposal comprises a single storey rear extension measuring 5m deep and 8.4m wide (full width of the existing dwelling) and 3.2 high with a flat roof and two roof lights. Although, the flat roof is not a positive design element it will be away from public view and it is also material to note that 'permitted development' rights will often allow flat roof extensions, up to 3m deep, without planning permission. Such extensions are therefore commonplace.
- 7.4 It is also considered that the proposed extension is acceptable in respect of the appearance of the existing bungalow, given that there is a current rear flat dormer extension erected in the past as 'permitted development' under the Town and Country Planning (General Permitted Development) Order 1995 as amended. In view of these factors, it is considered that the proposal would not be detrimental to the overall character and appearance of the existing dwelling and surrounding area.

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

- 7.5 The proposal would abut the adjoining property at no. 51 which has a small rear extension. Given that the proposed extension would project 2.1m beyond the existing rear extension at no 51, and there is an existing 2m high close boarded wooden fence, it is considered that the proposal would have limited impact on this neighbouring property.
- 7.6 In respect to no 47, the extension would be set back from the common boundary by nearly one metre and although there is some ground floor fenestration facing onto the application site, Officers consider that the degree of impact on these will be limited. Those windows either face north or north east and therefore receive little direct sunlight in any event. Furthermore, the flank window to the kitchen/dining room of no. 47 is not the sole light source to that accommodation as the property also has a large rear facing window which provides adequate light to that room. In addition, there is a further flank window at the property

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which would be unaffected by the proposed extension at number 49. Officers do not consider therefore that the current proposal would result in any significant loss of light to no.47 and similarly any loss of outlook would be limited, given the distance of the proposed extension from the boundary, and the existence of additional windows serving the rear room of number 47.

7.7 The proposed extension is therefore considered to comply with the criteria as set out in Policy ENV6.

### **8.0 Conclusion:**

8.1 In summary, it is considered that the proposed development would be acceptable in terms of size, scale, height and design and that it would not adversely impact on either adjacent residential property. It is therefore recommended that permission be granted subject to the conditions set out above.