

5e 3/11/0700/FO - Variation of Condition 3- approved plans. (Amended plans to provide single storey rear extensions to plots 2 and 3 and the conversion of garage space into kitchen/ dining accommodation to plots 10 and 11) at Allotment Gardens, Ermine Street, Buntingford, SG9 9AZ for Western Homes PLC

Date of Receipt: 19.04.11

Type: Variation of condition - Major

Town: BUNTINGFORD

Ward: BUNTINGFORD

RECOMMENDATION

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

1. Three Year Time Limit (1T12)
2. Boundary walls and fences (2E07)
3. Approved plans (2E10)
WH131/11/P/05.01, WH131/11/P/10.01 Rev A, WH131/11/P/25.01,
WH131/11/P/25/02 Rev A, WH131/11/P/25/03, WH131/11/P/25.04,
WH131/11/P/25.05 Rev A, WH131/11/P/25/06, WH131/11/P/35/01,
30110R
4. Samples of Materials (2E13)
5. Refuse disposal facilities (2E24)
6. Completion of Roads (3V13)
7. Hard Surfacing (3V21)
8. Tree Retention and Protection (4P05)
9. Hedge Retention and Protection (4P06)
10. Tree/Natural feature protection: fencing (4P07)
11. Tree protection: excavations (4P09)
12. Landscape design proposals (4P12)
a), b), d), e), f), i), j), k), l)
13. Landscape Works Implementation (4P13)

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14. Retention of landscaping (4P21)
15. Construction hours of working – plant and machinery (6N07)

Directives

1. Other Legislation (01OL)
2. Highway Works (05FC)
3. Outline permission relationship (07OP)
Insert 20 May 2010' '3/09/0101/OP'
4. Street Naming and Numbering (19SN)

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 TR2, TR3, ENV1, ENV2, ENV3, ENV1, ENV16 and PPS1, PPS3 and PPS9. The balance of the considerations having regard to those policies and LPA Ref 3/09/0101/OP and 3/11/0039/RP is that permission should be granted.

_____(070011FO.TH)

1.0 Background

- 1.1 The application site is located at the northern end of Buntingford, within the development boundary for the town, as shown on the attached OS extract. The site is roughly L shaped and is some 0.325 hectares in size.
- 1.2 To the north of the application site are some houses and commercial units within the Park Farm industrial estate. To the south are residential properties; to the west, allotment gardens and to the east, residential properties and open fields. The site itself contains allotment gardens. Trees and established hedgerows bound the site. A public footpath is located directly adjacent to the southern boundary of the site.
- 1.3 Outline planning permission (3/09/0101/OP) was granted on 20 May 2010 for the erection of 11 dwellings on the site. The subsequent reserved matters application (3/11/0039/RP) relating to the layout, scale, appearance, access and landscaping of the development was approved on 24 March 2011.

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- 1.4 Since the approval was granted, the applicant has been preparing and has made submissions to discharge a number of the planning conditions and have also begun preparation works on the site.
- 1.5 The current application proposes to amend the approved scheme by introducing single storey rear extensions to plots 2 and 3. These single storey extensions, which are proposed to create a larger living/ dining area, would be some 1.8 metres in depth, 5.8 metres in length and 3.5 metres in height to the ridge and would have a lean to pitched roof. In addition it is proposed to convert the integral garages at plots 10 and 11 to habitable space and replace the garage doors with windows and doors.

2.0 Site History

- 2.1 As set out above outline planning permission was granted on 20 May 2010 (LPA Ref: 3/09/0101/OP) for the construction of 11 dwellings on the site which was subject to a Section 106 Agreement which required the provision of replacement allotment gardens on the Allocated Housing Site known as Site 68 - Land east of Bowling Green Lane. The necessary works have been undertaken to create the new allotments.
- 2.2 On 24 March 2011 reserved matters relating to the layout, scale, appearance, access and landscaping of the development were approved.

3.0 Consultation Responses

- 3.1 At the time of writing this report, no consultation responses have been received. Any received subsequently will be reported to the committee meeting.

4.0 Town Council Representations

- 4.1 To date no comments have been received from Buntingford Town Council, but any received subsequently will be reported to the committee meeting.

5.0 Other Representations

- 5.1 The applications have been advertised by way of press notice, site notice and neighbour notification.
- 5.2 At the time of writing this report, no letters of representation have been received, but any received subsequently will be reported to the committee meeting.

6.0 Policy

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

TR7 Car Parking- Standards
ENV1 Design and Environmental Quality

7.0 Considerations

7.1 The principle of developing the site for 11 dwellings has been established through the previously approved outline permission and approved matters applications.

7.2 In considering this application, it is necessary only to consider the detailed aspects of the proposed development affected by the proposed amendments which include the following:

- Size, siting and design of the proposed extensions;
- Impact on amenities of local residents;
- Parking;

Size, siting and design

7.3 The single storey extensions to plots 2 and 3 have been designed to enable these 4 bed units to have additional living space. Their limited scale and simple design complements the character and appearance of the original dwelling and their single storey nature ensures that they are subservient additions to the properties. The extensions are to be located on the rear elevations of the properties and therefore will have no impact on the streetscene of the wider development.

7.4 Furthermore, I consider the external alterations to Plots 10 and 11, ie the insertion of a window and door in the rear elevations instead of garage doors, which is proposed to enable the space to be used as additional living space would not adversely impact upon the appearance of these properties or the wider development.

7.5 For these reasons I consider that the size, siting and appearance of the extensions and external alterations proposed are of a high standard of design, compatible with the structure and layout of the original dwellings and the wider development as a whole as required by ENV1 of the Local Plan.

Impact on amenities of local residents

- 7.6 With regards to neighbour amenity I consider that, due to the relationship of the proposed single storey extensions to surrounding existing development to the south, which is some 17 metres away and is separated by a public footpath and significant landscaping, the proposal will not adversely impact on neighbours in terms of loss of light or privacy. Furthermore the new dwellings would not be overbearing nor would they adversely impact on the outlook from neighbouring dwellings.
- 7.7 Likewise, taking into account the limited depth and height of the extensions, their relationship with other properties in the new development and the fact that identical extensions are proposed for both plots 2 and 3, I am satisfied that the extensions would not result in any unacceptable impacts on the amenities of the future occupiers.

Parking

- 7.8 With regards to car parking, the application originally proposed 28 spaces in total. The conversion of two garages would result in the loss of 2 of these spaces resulting in the development providing 26 spaces. Plots 10 and 11 would, however, retain 2 car spaces each within the front garden of each plot. The Supplementary Planning Document on Vehicle Parking in New Development indicates that the site falls with Zone 4 which requires a maximum of 27 spaces or 20.25 spaces allowing for a 25% reduction. Having regard to the sustainable location of this site, it's close proximity to public transport, pedestrian links and local services it is considered that the amended level of parking proposed, which is only one short of the maximum standard, is acceptable.

8.0 Conclusion

- 8.1 In conclusion, having regard to the above considerations, the proposed development is considered to accord with the relevant policies of the Local Plan and would provide an appropriate residential development which has regard to the character and appearance of the local area, and would not result in any significant detrimental impacts on the amenities of local residents or highway safety.
- 8.2 The effect of this minor material amendment is to issue a fresh planning permission and all the previous conditions are required to be imposed.
- 8.3 Accordingly, it is recommended that approval is given to the variation of conditions subject to the conditions set out at the start of this report.