

51 3/11/0532/FP – Alterations to roof from hips to gables including insertion of dormer windows and raising up of ridgeline at The Old Pump House, Ware Park, Ware, Herts, SG12 0DX for Mr Miguel Diez

Date of Receipt: 29.03.11

Type: Full – Other

Parish: HERTFORD

Ward: HERTFORD – BENGEO

RECOMMENDATION

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

1. Three year time limit (1T121)
2. Approved plans (2E102): 808.01, 808.02, 808.03, MC1 and MC2 received on the 29th March 2011 and 808.04 Revision 1 and 808.05 Revision 1 (received on the 6th June 2011)
3. Notwithstanding the details shown on the approved plans, the external materials of construction for the building hereby permitted shall be approved in writing by the Local Planning Authority prior to any building works being commenced. Thereafter the development shall be carried out in accordance with those approved materials.

Reason: In the interests of the appearance of the development, and in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007.

4. The proposed first floor window to the eastern elevation shall be fitted with obscure-glazing and be non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. Thereafter, the window shall be retained as such.

Reason: To safeguard the privacy of occupiers of the adjoining property, in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007.

Directives

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 and national Planning Policy Guidance 2 – Green Belts. The balance of the considerations having regard to those policies is that permission should be granted.

_____ (053211FP.MC)

1.0 Background

- 1.1 The application site is shown on the attached OS extract.
- 1.2 The existing dwelling is a detached 4 bedroom bungalow with 2 rooms in the roof. It is located within the Green Belt, on the Ware Park estate a short distance to the north-west of the Manor. The Manor is a former hospital, an unlisted building converted to flats in the 1980s. The application property is a former outbuilding of the hospital, converted to domestic accommodation.
- 1.3 The proposal would raise the height of the dwelling and result in a one and a half-storey form of building, a 5-bedroom dwelling with 3 bedrooms and 2 en-suite bathrooms within the roof.
- 1.4 The application has been referred to the Development Control Committee at the request of Councillor G. Lawrence.

2.0 Site History

- 2.1 As stated, the property is a converted building that once formed part of the Ware Park hospital site. The following applications relate in part to this property:
 - 3/80/1014 – Change of use from hospital to residential and construction of five new residential units – Approved October 1980
 - 3/91/0474/FP – Detached garage – Approved May 1991

3.0 Consultation Responses

- 3.1 No consultation responses have been received

4.0 Town Council Representations

4.1 Hertford Town Council has no comment on the application

5.0 Other Representations

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

5.2 Five letters have been received from residents of the Ware Park estate and Ware Park Manor. The concerns raised are as follows:

- Loss of privacy
- Out of character/unsympathetic to the adjacent Manor
- Increased prominence of building detrimental to the outlook from neighbouring properties
- More appropriate to extend at ground floor level rather than the roof

5.3 Following the receipt of amended plans further consultations have been carried out. Any additional representations received as a result of these consultations will be reported to the Committee.

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 Statement 1 – Delivering Sustainable Development
Planning Policy Guidance 2 – Green Belts
Planning Policy Statement 5 – Planning for the Historic Environment

7.0 Considerations

7.1 The principle issues are considered to be whether the proposal constitutes appropriate development in the Green Belt; whether it would unduly impact

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on the openness of the Green Belt; whether it would have an unacceptable impact on neighbour amenity, and; whether its design would have an unacceptable impact on the adjacent Manor building.

Green Belt

- 7.2 The principle of extending this Green Belt property in this manner is considered to be acceptable. The roofspace at present contains two bedrooms, a shower room, a cupboard and a store. The proposed first floor would feature three bedrooms, two en-suite bath/shower rooms, a store and a balcony to the main bedroom. The first floor at present offers approximately 45m² of floorspace, headroom permitting. The proposed first floor would be approximately 80m², plus a balcony of approximately 8m², headroom permitting.
- 7.3 The development would not increase the footprint of the building. The present floorspace is approximately 180m². The proposed resultant floorspace would be approximately 215m², or an approximate 20% increase. This is considered to be acceptable, and would not result in a disproportionate increase in the size of the property in keeping with policies GBC1 and ENV5 of the Local Plan, and guidance in national PPG2.

Impact on openness/visual amenity

- 7.4 The development would result in an increase in mass to the roof of the property. It is set somewhat lower than the Manor, but the increase would result in the house being a more prominent feature in the landscape.
- 7.5 Residents have raised concerns about the appropriateness of the development, suggesting that a ground floor extension would have less impact on the area. However, no proposal of that nature has been submitted, and the Council can only consider the application as submitted.
- 7.6 The proposal is for a new roof to the house. The roof would have a higher ridgeline and feature gable ends to the north, west and east elevations. Two dormer windows would be created on the south roof slope, and a third dormer would be added to the west-facing roof slope. The height of the ridgeline would be increased from approximately 6 metres to 7.3 metres with the roof slopes having a much steeper angle than those of the present roof. The development would not increase the footprint of the building.
- 7.7 Although the house would increase in prominence as a result of the development, the footprint of the building is relatively small in comparison to the available vista from the flats and amenity area. It is therefore considered that the impact would not be such that it would impact on the open nature of

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this Green Belt location. The proposal would be in accordance with policies ENV1(d) and GBC1 of the Local Plan, and national guidance in PPG2.

Neighbour amenity

- 7.8 The house is located on a slightly lower level than the adjacent Manor building. A communal amenity area lies between the Manor and the application building. The proposed new east gable wall would have a window to bedroom 2 that would have the ability to look directly onto the communal area, and also the ground floor windows of the Manor flats, particularly no. 7. The occupant of no. 7 has raised concerns about a loss of privacy specifically for their property and, in general, residents have expressed concerns about the increased overlooking of the garden area. To a lesser extent, the dormers in the south roof slope have also been the subject of objections due to overlooking.
- 7.9 The communal area at present is overlooked by all the flats that face west in the Manor. The additional overlooking that would result from the south-facing dormers would not materially affect this. The boundary between the two sites is extensively landscaped, and although most of this landscaping is at a lower level than the proposed dormers, it would provide some screening. On balance, it is considered that this aspect of the development would be acceptable with regard to the impact on neighbour amenities, in accordance with policy ENV1(d) of the Local Plan.
- 7.10 The increased height and mass of the roof would result in some impact on the appearance of the communal land. However, any impact is considered to be sufficiently slight that it would not result in material harm to the residents. The house lies to the north of the majority of the communal land, so there would be no material impact on daylight from the development. The ground level of the house is set lower than the communal land, so the increase in height would not be as substantial as if the property were on the same level.
- 7.11 Officers acknowledge that the east-facing window would project above the landscaping and look directly onto the windows of no. 7 in particular. It would be a secondary window to bedroom 2, with the main lighting and outlook coming from the dormer window in the south roof slope. It is therefore recommended that this window be fitted with obscured glass and fixed shut, and a condition is recommended to the permission to require this, in accordance with policy ENV1(d) of the Local Plan.

Design; Relationship to Ware Park Manor

- 7.12 The proposal would result in a significant increase in the height of the roof, and the mass of the building above the eaves line. The new gables would be constructed in yellow stock brick to match the appearance of the existing house. Following discussions with the Conservation officer, the applicant agreed to modify the design of the roof, using part-hip ends to the east and west elevations of the building. This would soften the impact of the roof on the surrounding area.
- 7.13 The Conservation Officer has also suggested that the use of slate on the roof, in keeping with the Manor and the existing building, may be more appropriate than the use of clay tiles. The applicant has noted that slate may not be compatible with the amended roof design. Officers therefore recommend a condition requiring that the exact type of roofing material be agreed following the grant of permission to ensure the most appropriate appearance for the finished development.
- 7.14 Although the site is not within the Conservation Area, and nor are any of the buildings listed, the site is considered to be of some architectural interest and merit. The Manor is considered to be an undesignated heritage asset in line with national PPS5. The development would not materially harm the setting of the Manor. The property is offset from the Manor, with the only nearby place from which the extended building would obstruct views of the Manor falling within the house's own garden.
- 7.15 The development would result in a significant change to the scale and appearance of the building. However it is considered that it would be well designed and in keeping with the general character of the property and the surrounding area. The building would remain substantially smaller than the neighbouring Manor building, with no increase in footprint. The proposal is therefore considered to be acceptable in accordance with policies ENV1, ENV5 and ENV6 of the East Herts Local Plan.

8.0 Conclusion

- 8.1 The proposal involves the construction of a new roof to the house, including the construction of a number of dormer windows and the increase in height of the property.
- 8.2 The development would result in a limited increase in the size of the property that would not be harmful to the openness of this Green Belt location.

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- 8.3 The proposed fenestration in the east elevation of the property would have the potential to result in some loss of privacy to neighbouring occupiers. Officers consider however, that the harm from this would be addressed provided that the recommended condition relating to the glazing of the east-facing window is complied with.
- 8.4 The appearance of the development would be acceptable with regard to the character of the property and the wider Ware Park Manor site.
- 8.5 For these reasons it is recommended that planning permission be granted for the proposed development, subject to the conditions outlined above.