

5o 3/11/0526/FP – Side conservatory at 4 South Cottages, The Ford, Little Hadham, Ware, SG11 2AT for Mr and Mrs Williams.

Date of Receipt: 28.03.2011

Type: Full – Other

Parish: LITTLE HADHAM

Ward: LITTLE HADHAM

RECOMMENDATION

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

1. Three year time limit (1T12)
2. Approved plans (2E10) (TM/TS/040311/01A)
3. Matching materials for conservatory (2E14)

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 GBC3, ENV1, ENV5, ENV6 and BH2. The balance of the considerations having regard to those policies is that permission should be granted.

_____ (052611FP.LD)

1.0 Background

- 1.1 The application site is located on the edge of the settlement of Little Hadham within the Rural Area Beyond the Green Belt as shown on the attached OS extract.
- 1.2 The application property is a two storey semi-detached dwelling which is elevated above street level and benefits from large front and rear gardens which are maturely landscaped. The proposal is for a single storey side conservatory along the northern elevation of the dwelling. The conservatory would be 5.7 metres wide, 3.5 metres in depth and 3.6 metres in height to the ridge of the hipped roof.

2.0 Site History

2.1 Planning permission was previously granted for a two storey rear extension (LPA Ref: 3/02/2428/FP). It should also be noted that planning permission was refused for a new access and parking area (LPA Ref: 3/03/0982/FP) as the proposal did not provide a turning facility that allowed vehicles to enter and exit the highway in forward gear and it would not have been possible, within the scope of the application site, to provide the required visibility splays, therefore the proposal was prejudicial to highway safety. There is no other relevant planning history at the application site.

3.0 Consultation Responses

3.1 The County Archaeologist comments that the proposal is unlikely to have an impact upon significant heritage assets and therefore they have no specific comments.

4.0 Parish Council Representations

4.1 No representations have been received from Little Hadham Parish Council at the time of writing.

5.0 Other Representations

5.1 The applications have been advertised by way of neighbour notification.

5.2 No letters of representation have been received.

6.0 Policy

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

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| GBC3 | Appropriate Development in the Rural Area Beyond the Green Belt |
| ENV1 | Design and Environmental Quality |
| ENV5 | Extensions to Dwellings |
| ENV6 | Extensions to Dwellings – Criteria |
| BH2 | Archaeological Evaluations and Assessments |

7.0 Considerations

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

- The principle of development within the Rural 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 adjacent neighbouring occupiers;
- Other matters.

Principle of Development

7.1 The application site is located within the Rural Area, wherein limited extensions and alterations to dwellings will be permitted provided that an extension to a dwelling or the erection of outbuildings will be of a scale and size that would either by itself, or cumulatively with other extensions, not disproportionately alter the size of the original dwelling nor intrude into the openness or rural qualities of the surrounding area, in accordance with Policies GBC3 and ENV5.

7.2 It has been calculated that the floor area of the original dwelling is approximately 92.6 square metres (sq.m). However, the addition of the previously granted two storey rear extension (57 sq.m), together with the proposed side conservatory (20 sq.m) would result in an increase in the floor area of the original dwelling by approximately 83 per cent. The proposal would therefore form a departure from Policies GBC3 and ENV5 the Local Plan.

7.3 However, it is considered that the proposed conservatory would be a lightweight glazed structure that would not in itself disproportionately alter the size and scale of the original dwelling. Furthermore, it is considered that the existing dwelling is set back from the main road and benefits from mature boundary landscaping which screens much of the site from the surrounding area. It is therefore considered that the limited increase in the size of the existing dwelling, together with the low key appearance of the proposed conservatory and site context are material considerations in the determination of this application.

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

- 7.4 The proposed side conservatory would be a single storey lightweight glazed structure with a hipped roof to match that of the existing dwelling. It is considered that the modest size of the conservatory, together with its simple design, would be sympathetic to the character and appearance of the main dwelling. Moreover, it is considered that the proposed conservatory would be set back from the front of the dwelling and would be well screened by mature landscaping. As such, it is considered that the proposal would not be detrimental to the overall character and appearance of the existing dwelling, surrounding area, nor encroach into the openness or rural character of the Rural Area.
- 7.5 Having regard therefore to the limited impact of the proposed extension on the character and appearance of the Rural Area and the considerations outlined in paragraph 7.3 of this report, it is considered that special circumstances exist in this case that would outweigh the harm by reason of inappropriateness in the Rural Area.

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

- 7.6 It was observed on a recent site visit that the application property is well screened from the surrounding area by boundary landscaping. Furthermore, it is considered that the proposed extension would be situated along the Northern boundary of the property which faces away from the adjoining neighbouring dwelling at No. 3 South Cottages and which is situated approximately 50 metres away from the adjacent property known as Farm View. It is therefore considered that the proposed conservatory, which would be single storey in height, would not be detrimental to the amenities of adjacent neighbouring occupiers.

Other matters

- 7.7 It is noted that the County Archaeologist raised no objections to the proposed development and comments that the proposal is unlikely to have an impact upon significant heritage assets. As such, it is considered that the proposed side conservatory would not adversely impact upon significant heritage assets, in accordance with Policy BH2.

8.0 Conclusion

- 8.1 In summary, it is considered that the proposed development would be acceptable in this instance and that special circumstances exist to outweigh the harm, by reason of inappropriateness, within the Rural Area.

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- 8.2 It is therefore considered that there are circumstances in this case to allow permission to be granted contrary to Policy GBC3 and ENV5 of the East Herts Local Plan, and it is recommended that permission be granted subject to the conditions set out above.