

**5p 3/11/0677/FP - Single Storey rear extension and front porch at
20 Hurn Grove, Bishop's Stortford, CM23 5DD for Mr and Mrs Clarke**

Date of Receipt: 20.04.2011

Type: Full - Other

Parish: BISHOPS STORTFORD

Ward: BISHOPS STORTFORD – All Saints

RECOMMENDATION

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

1. Three year time limit (1T12)
2. Approved Plans (2E10) – NH/442/01; NH/442/02; NH/442/03
3. Matching Materials (2E13)

Directives

1. Other legislation

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 East Herts Local Plan Second Review April 2007), and in particular ENV1, ENV5 and ENV6. The balance of the considerations having regard to those policies is that permission should be granted.

_____ (067711FP.FM)

1.0 Background

- 1.1 The application is being reported to Members because the applicant is a staff member of the District Council.
- 1.2 The application site is shown on the attached OS extract. It comprises a detached three storey dwellinghouse, designed with brick work and a tiled pitched roof. The property has a modest rear garden, a detached double garage sited to the south west of the dwellinghouse and an area of hard standing with sufficient space to park two vehicles in front of the garage.

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- 1.3 The application proposes a single storey rear extension, which will project out 2.2 metres from the rear elevation of the original dwellinghouse and would be 4.3 metres wide. The proposed extension would reach a maximum height of 3.9 metres and would extend the existing lounge area.
- 1.4 The proposal also involves the construction of a porch, to be sited on the front elevation of the existing dwellinghouse. The proposed porch would have a footprint of 4.8 metres and would reach a maximum height of 3.8 metres with a pitched roof. The proposed porch would be constructed in brick to match those used in the construction of the existing property.

2.0 Site History

- 2.1 Planning permission was granted in 2002 within LPA reference 3/02/1254/RP for the demolition of the existing school buildings and the construction of 32 free market dwellings and 11 affordable dwellings with garages.

3.0 Town Council Representations

- 3.1 Bishop's Stortford Town Council have no objection to the proposal

4.0 Other Representations

- 4.1 The application has been advertised by way of site notice and neighbour notification. No letters of representation have been received.

5.0 Policy

- 5.1 The relevant Local Plan policies in this application include the following:-
- ENV1 Design and Environmental Quality
 - ENV5 Extensions to Dwellings
 - ENV6 Extensions to Dwellings – Criteria

6.0 Considerations

Principle of Development

- 6.1 The site lies within the built up area of Bishop's Stortford, wherein planning permission will be granted for extensions to existing dwellings provided that the character, appearance and amenities of the dwelling and any adjoining dwellings would not be significantly affected to their detriment.

6.2 With regards to the acceptability of the proposed single storey rear extension and the front porch, it is considered, taking into account the modest size and scale of the proposal, the appropriate siting of the extensions, and taking into account the size of the existing dwellinghouse, the development will not result in a detrimental impact on the character and appearance of the existing dwelling and would be in keeping with the character and appearance of the locality. In terms of design, it is considered that the proposed extensions are of a high standard of design and would complement the character and appearance of the existing property.

Neighbour Amenity

6.3 In terms of neighbour amenity, taking into account the modest size and scale of the proposed extensions, Officers do not consider that they would be visually dominant or overbearing or result in any loss of light or privacy to either of the neighbouring properties. Officers therefore consider that the proposal would not detract from the amenities of the neighbouring properties.

7.0 Conclusion

71. Taking into account the modest proportions of the proposed development and for the reasons outlined above, it is recommended that planning permission be granted subject to the conditions referred to at the head of this report.