

5f 3/11/0993/FP – Two storey front and side extension, single storey rear extension and insertion of dormer window at Bourneside, Bourne Lane, Much Hadham, SG10 6ER for Mr M. Tindale

Date of Receipt: 13.06.2011

Type: Full - Other

Parish: MUCH HADHAM

Ward: MUCH HADHAM

RECOMMENDATION:

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

1. Three Year Time Limit (1T121)
2. Approved plans (2E102)
"567/1-00PA; 567/2-04PD; 567/2-05PD; 567/1-05PA; 567/2-01PC;
567/1-01PA; 567/2-02PC; 567/2-03PC; 567/1-02PA; 567/1-03PA;
567/1-04PA.

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 East Herts Local Plan Second Review April 2007), and in particular policies GBC3, ENV1, ENV5 and ENV6. The balance of the considerations having regard to those policies and the limited harm to the character and appearance or openness of this rural site from the development, is that permission should be granted.

_____ (110993FP.MP)

1.0 Background:

- 1.1 The application site is shown on the attached OS extract. The property is a detached brown bricked property with a gable and bay to the front elevation with mock timber framing. The property is located on a significantly sized plot, at an elevated position to the road. The building is set some 30 metres from the road, with a small, somewhat dilapidated garage sited to the south of the dwelling.

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- 1.2 There is a significant level of soft landscaping within the site and on the boundary to the main road. That landscaping obscures views of the property from the road and from the surrounding countryside.
- 1.3 The proposed extensions involve a two storey side extension, projecting 6 metres from the flank building line with a gable proposed to the front. To the rear a two storey rear extension with flat roof to provide a curved landing and staircase is proposed. To the rear also, a ground floor rear extension is proposed with a 'lean-to' roof. The proposal involves the provision of roof tiles to match the existing, and replacement of the existing bricks with lime render and oak weatherboarding.
- 1.4 The application is being reported to the Development Control Committee as the applicant is a Member of the Authority.

2.0 Site History:

2.1 There have been two previous planning applications relating to this property:

- Planning permission was granted within LPA reference 3/84/0876/FP for a garage and stable with hayloft and tack room.
- Planning permission was refused within LPA reference E/2095 65 for the construction of a new dwelling on the site.

3.0 Consultation Responses:

3.1 At the time of writing this report no consultation responses have been received.

4.0 Parish Council Representations:

4.1 At the time of writing this report no comments have been received from Much Hadham Parish Council.

5.0 Other Representations:

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

5.2 No representations have been received at the time of writing this report.

6.0 Policy:

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

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

7.0 Considerations:

7.1 The main planning considerations in respect of this application relate to the principle of the development and the impact of the extensions on the character and appearance of the property and locality.

Principle of development

7.2 As the site lies within the rural area, the principle of development is assessed under policy GBC3 of the East Herts Local Plan Second Review April 2007. Under part (c) of this policy, consideration is given as to whether this proposed extension can be considered as "limited" and whether it accords with the criteria of policy ENV5. The principle objective of this policy is to limit the impact an extension may have on the character and appearance of an existing dwelling, both in itself and in relation to any adjoining dwelling and on the appearance of the locality generally. Whilst the principle of extending a dwelling is generally acceptable, the main concern lies with the effect of extensions on the general maintenance of a supply of smaller dwellings outside of the main towns and settlements, and also with the cumulative impact of development in the countryside.

7.3 The history of the site reveals that the existing property has only benefitted from planning permission for an outbuilding which is currently situated on the site and is in a poor standard of repair. The property itself has not benefitted from any extensions. The existing property has a floor area of some 227 square metres and the extensions proposed in this application amount to some 131 square metres. The proposed extension therefore represents a floor area increase of 58%. This is at the upper limit of what may be considered as a limited extension, particularly when the existing garage building is taken into account.

7.4 However, Officers consider that the main planning issues should focus on how the proposed extensions and alterations impact on the

character and appearance of the dwelling and on the rural, verdant nature of the site and surroundings.

Impact on existing building and surrounding area

- 7.5 From the front elevation, the dwelling features an attractive, well proportioned frontage. The design of the building and small sections of mock timber do not, however, appear particularly in keeping with the rural setting of the property and is more akin to a sub-urban location.
- 7.6 The proposed extension from the front elevation projects to the side by 6 metres and follows the ridge and front building line of the existing dwelling and provides an additional gable to the frontage. In this respect, the proposed extension cannot be said to be subordinate or subservient to the form or scale of the existing dwelling. However, whilst this element is considered to be a significant projection it does, nevertheless, appear in proportion with the size and scale of the existing dwelling. The additional gable to the front will add balance to the frontage of the building by replicating the form and scale of the existing gable. That consideration and the provision of a roof ridge line and front building line following the existing, does create an elevation which does not cause significant harm to the character of the house. The materials of construction in combination with those considerations will, in Officers opinion, create a building which is more sympathetic to the character of the site and locality, than the existing building.
- 7.7 To the rear, a ground floor 'wrap around' extension is proposed which Officers consider appears to be of a form and scale which appears 'low key' in design and appears subservient and in keeping with the character of the dwelling.
- 7.8 The more significant element of the proposed development from the rear elevation is the stairway – this involves the provision of a curved 2 storey flat roofed extension. This element is of a differing form and design to the existing dwelling and offers a flat roof at two storeys – contrary to policy ENV6(d) of the Local Plan. However, this element is to the rear of the building and is generally considered to be of modest proportions which would appear to link well between the rear and side appendage and create an interesting feature to the building which appears sympathetic to the character of the dwelling. In this respect, the flat roofed two storey element is, in this case, considered to be acceptable and represents a high standard of design which does not cause significant harm to the appearance of the property, in accordance with policies ENV1 and ENV5 of the Local Plan.

- 7.9 Also proposed as part of the scheme is the conversion of the existing roof space serving the dwelling into additional living accommodation and the provision of four dormer windows. The dormers proposed are of a traditional gable design and are of modest proportions that do not dominate the roof slope in accordance with policy ENV6(e). In this respect and, having regard to the location of the dormer windows on the side roof slopes, Officers do not consider that this element of the proposal will result in significant harm to the character of the dwelling.
- 7.10 The property is well set back from the road frontage with mature landscaping to the site boundaries which obscures views into the site and of the property. Having regard to those considerations and, taking into account the above considerations in relation to the impact of the extensions on the character and appearance of the dwelling, Officers are of the opinion that the extensions are of an appropriate size, scale, form and design such that they do not result in significant harm to the rural, verdant character of the site. The proposed extensions in combination with the alternative materials of construction will alter the sub-urban character of the building into a more appropriate design and form of building which, in Officers opinion, will be an improvement to the visual amenity of the locality.

Neighbour amenity considerations

- 7.11 Having regard to the relationship of the dwelling to neighbours, there will not be a significant impact on neighbour amenity that would warrant the refusal of the application.

Conditions

- 7.12 The proposed plans indicate materials of construction which Officers consider are appropriate to the context of the building; accordingly, no conditions relating to this issue are required.

8.0 Conclusion:

- 8.1 Officers consider that the amount of development proposed, when the existing outbuilding is taken into account, is at the upper limit of what may be considered as a 'limited' extension under the requirements of policy GBC3 of the Local Plan. However, as the proposed extensions are considered to be appropriately designed, and will not result in significant harm to the character and appearance of the dwelling or the open rural setting, it is therefore recommended that planning permission be granted.