

5g 3/11/0831/FP - Two storey side extension at 2 Tudor Manor Farm Cottages, White Stubbs Lane, Bayford, SG13 8QA for Mr and Mrs N Hopson

Date of Receipt: 13.05.2011

Type: Full – Other

Parish: BAYFORD

Ward: HERTFORD RURAL SOUTH

RECOMMENDATION

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

1. Three year time limit (1T12)
2. Approved plans (2E10 – 300/SL1, 300/P1, 300/P2, 300/P3, 300/P4)
3. Materials as on plan (2E42)

Directive:

1. Other Legislation (01OL)

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 SD2, GBC1, ENV1, ENV2, ENV5, ENV6, ENV11 and PPS1 and PPG2. The balance of the considerations having regard to those policies, and permission 3/96/1032/FP granted at No. 1 Tudor Manor Farm Cottages, is that permission should be granted.

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1.0 Background:

- 1.1 The application site is shown on the attached OS extract and comprises a semi-detached property located on the south side of White Stubbs Lane in the Metropolitan Green Belt. The surrounding area is wooded and comprises a mix of large detached dwellings and equestrian and agricultural businesses.
- 1.2 The dwelling is set back some 18m from the edge of the road beyond a

3/11/0831/FP

wooded verge and gravel driveway. The vehicular access is shared with the attached neighbour, No. 1 Tudor Manor Farm Cottages. There is a large gravel driveway and detached garage to the west side of the dwelling, and a large private garden to the rear.

- 1.3 This application proposes a two storey side extension to provide additional ground floor kitchen/dining space, and to allow a re-configuration of the first floor with a new family bathroom. The matter has been referred to Committee as a departure from the adopted Local Plan as it amounts to inappropriate development in the Green Belt.

2.0 Site History:

- 2.1 The building is believed to have originated as a single farm building but converted and sub-divided into a pair of semi-detached dwellings in the early 1940s.
- 2.2 A two storey side extension was granted in 1987 (reference 3/87/0736/FP) and subsequently built. A single storey rear extension was then refused in 2006 (reference 3/06/2338/FP) on the grounds of poor design, but an amended design (3/07/0386/FP) was then approved in 2007 and implemented.
- 2.3 The adjacent neighbour, No. 1 Tudor Manor Farm Cottages, was granted a substantial two storey side extension in 1996 (reference 3/96/1032/FP), which was also carried out and completed.

3.0 Consultation Responses:

- 3.1 The Council's Landscape Officer recommends consent. He comments that there will be no adverse impact on trees and the proposal is non contentious in landscape terms.

4.0 Parish Council Representations:

- 4.1 At the time of writing this report, no response has been received from Bayford Parish Council.

5.0 Other Representations:

- 5.1 The application has been advertised by way of press notice, site notice and neighbour notification.
- 5.2 1 no. letter has been received from No. 1 Tudor Manor Farm Cottages confirming they have no concerns. They comment that the plans will not

impede the surrounding area and will enhance the look of the adjoining properties as the extension would mirror the footprint of their property.

6.0 Policy:

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

SD2	Settlement Hierarchy
GBC1	Appropriate Development in the Green Belt
ENV1	Design and Environmental Quality
ENV2	Landscaping
ENV5	Extensions to Dwellings
ENV6	Extensions to Dwellings - Criteria
ENV11	Protection of Existing Hedgerows and Trees

6.2 In addition to the above it is considered that Planning Policy Statement 1, (Delivering Sustainable Development), and Planning Policy Guidance 2 'Green Belts' are considerations in determining this application.

7.0 Considerations:

Principle of Development

7.1 The site lies within the Green Belt wherein policies GBC1 and ENV5 state that only limited extensions will be permitted to dwellings that do not cumulatively with earlier extensions disproportionately alter the size of the original dwelling.

7.2 The proposed two storey side extension will provide an additional 40m² of floorspace which is not considered to be excessive. However, the dwelling has already been extended by way of a two storey side extension and a single storey rear extension. The total cumulative floorspace increase over and above the size of the original dwelling has therefore been calculated as approximately 105%. This is more than double the size of the original dwelling and disproportionate contrary to policies GBC1 and ENV5.

7.3 However, it is material to note that the adjacent neighbour, No. 1 Tudor Manor Farm Cottages had a substantial two storey side extension approved in 1996, and the extension proposed in this application will actually match the neighbour, and balance out the proportions of the building. Officers have calculated that the neighbouring property has increased in size by some 100% over and above the original dwelling, and this is a material consideration in determining the acceptability of

this proposal.

Scale and Design

- 7.4 The proposed two storey extension will measure 3.2m in width along the full depth of the dwelling with front, side and rear dormers to match existing. The ridge height will match existing, and the total length of the dwelling will then match its attached neighbour, restoring symmetry to the length of the building. It is proposed to use matching materials; timber weatherboarding and a matching tiled roof.
- 7.5 Officers do not consider that the proposed extension will result in material harm to the Green Belt. There is a large open driveway to the side of the dwelling, and although the extension will encroach slightly into this open space, it is not considered that harm would arise to the openness of the Green Belt given the siting of the building, the retention of a large proportion of this open driveway, and the presence of mature tree screening along the northern boundary of the property. The dwelling, and proposed extension, will therefore not be readily visible from the road.
- 7.6 There is a substantial sized garage to the west of the building, and it is acknowledged that when included in the cumulative floorspace calculations, this results in a larger dwelling than the neighbour. However, the cumulative difference is not readily apparent on site, and Officers do not consider the resulting visual impact for No. 2 to be any more harmful than at No. 1.
- 7.7 Overall it is considered that the presence of a larger extension at No. 1 Tudor Manor Farm Cottages, and the proposal to mirror this extension to restore symmetry to the building, amounts to a very special circumstance to grant permission for the proposed extension. This is considered to outweigh the in-principle harm to the Green Belt. The scale, design and layout of the proposal is also considered to be acceptable in accordance with policy ENV1.

Neighbour Amenity

- 7.8 The extension will result in no harm to neighbour amenity given its siting away from neighbouring property.

Parking and Access

- 7.9 The extension will not create any additional bedrooms and therefore requires no additional parking provision, although sufficient space remains on site regardless. No change is proposed to the existing access arrangements.

Impact on Trees/Landscaping

- 7.10 There are a number of mature trees along the frontage of the site, but the extension will be positioned at a sufficient distance so as not to impact on these trees. No objection has been raised by the Landscape Officer, and no further landscaping is considered to be necessary in this case.

8.0 Conclusion:

- 8.1 Overall, the proposed development will result in a disproportionate increase in the size of the original dwelling contrary to policies GBC1 and ENV5 of the Local Plan, and therefore amounts to inappropriate development in the Green Belt. However, significant weight is given to the fact that the attached neighbour had a much larger extension approved in 1996, and the proposed extension will restore symmetry to the building by matching the length of the neighbouring property. This, and the lack of any other wider harm to the Green Belt, is considered to amount to very special circumstances that outweigh the in-principle harm to the Green Belt.
- 8.2 The scale, design and layout of the extension is also considered to be acceptable, and no harm would result to neighbour amenity, the highway network, or trees.
- 8.3 The application is therefore recommended for approval subject to the conditions set out above.