

**5i 3/11/0802/FP - Two storey side extension, single storey side extension, dormer windows to front, side and rear elevations - The Red House, Friars Road, Herts, SG11 2NR for Mr Kevin Whiting**

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**Date of Receipt:** 10.05.11

**Type:** Full – Other

**Parish:** BRAUGHING

**Ward:** BRAUGHING

**RECOMMENDATION:**

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

1. Three Year Time Limit (1T121)
2. Approved Plans (2E102) (SE1; E1; E2; E3; E4; E5; P1; P2; P3; P4; P5; P6; P7; and P8)

**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 TR7. The balance of the considerations having regard to those policies is that permission should be granted.

\_\_\_\_\_ (080211FP.SE)

**1.0 Background:**

- 1.1 The application site is shown on the attached OS extract. The dwelling is located in the Rural Area Beyond the Metropolitan Green Belt, within the hamlet of Braughing Friars. Although set adjacent to the highway, this dwelling is secluded from public viewing and is not visible from the neighbouring dwellings, namely The Barn (at 55 metres to the west) and Oaklands (at 75 metres to the northwest).
- 1.2 The original dwelling is of a simple form with balanced fenestration detail including two catslide roof dormers, one located centrally on each roof slope of the steep tiled gabled roof. The dwelling currently has a single storey side extension under construction on the eastern flank elevation, which the agent considers to be 'permitted development' under Class A, Part 1 of Schedule 2 of the Town and Country Planning

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(General Permitted Development) Order 1995 (as amended)). However, notwithstanding that the size and scale falls within the parameters of 'permitted development', Officers consider that this extension requires planning permission as the external materials of construction do not currently match those of the original dwelling. As such, it would not constitute 'permitted development' and therefore Officers have considered it as part of this application.

- 1.3 In addition to the above single storey side extension, the proposal also incorporates a two storey side extension, which extends into a two storey rear extension. The extension measures 4 metres in width to the front, and 5 metres in width to the rear as it wraps around the form of the original dwelling. The eaves and ridge heights of the proposed extension would match those of the original dwelling.
- 1.4 The proposal also replaces the existing cat-slide dormers with gabled dormers. A second dormer of the same size, scale and gabled roof form is proposed to the front elevation. The side (east-facing) elevation of the proposed extension is to have a dormer of the same size, scale and form as that to the front elevation. The rear elevation of the dwelling is proposed to have its existing cat-slide dormer replaced by a dormer of a similar form as those to the front, but of an increased width. Finally, the junction of the roof of the extension with the roof of the original dwelling to the rear elevation would have a blank dormer (without a window) to allow for extra internal head room at first floor.

### **2.0 Site History:**

- 2.1 There is no planning history relevant to this application. Except for the side extension partially completed, the dwelling seems to be in its original form.

### **3.0 Consultation Responses:**

- 3.1 County Highways do not wish to restrict the grant of permission, since it is considered that the application will not have a significant impact upon highway safety or capacity.

### **4.0 Parish Council Representations:**

- 4.1 Braughing Parish Council have not commented on this application.

**5.0 Other Representations:**

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

**6.0 Policy:**

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

GBC2	The Rural Area Beyond the Green Belt
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
TR7	Car Parking – Standards

**7.0 Considerations:**

Principle of development

- 7.1 Policy GBC3 of the Local Plan includes 'limited' extensions or alterations to existing dwellings in accordance with Policy ENV5 as one of the forms of appropriate development within the Rural Area. Policy ENV5 states that planning permission will be granted for extensions to existing dwellings provided that the character, appearance and amenities of the dwelling and adjoining dwellings are not significantly affected to their detriment. It is also considered that an extension to a dwelling will additionally be expected to be of a scale and size that would 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.
- 7.2 This proposal would result in a 102% increase in floor area over that of the original dwelling. Although this increase in floor area cannot be considered as 'limited', it is necessary to consider what harm would be caused as a result, i.e., whether it would disproportionately alter the size of the original dwelling or intrude into the openness or rural qualities of the surrounding area.
- 7.3 Officers consider that the increase in accommodation from two bedrooms to three is reasonable, and that the increase in both ground

and first floor accommodation would bring the house up to a more modern standard of accommodation.

- 7.4 The size, scale and siting of the extensions are considered to respect the character and appearance of that of the existing chalet bungalow form. Whilst the four metre deep two storey rear extension would result in a ridge line measuring 7.5 metres in length, which would alter the rear and side appearance of the existing dwelling, it is recognised that a rear extension of this size, scale and form could be developed under 'permitted development' rights (Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)). Notwithstanding what could be considered 'permitted development', Officers consider that the size and scale of this proposal would not disproportionately alter the size of the existing dwellinghouse.
- 7.5 With regard to the proposed dormer windows, including the alterations to those existing, Officers consider that this would not harm the character and appearance of the original dwelling. The proposed dormers would not dominate the roof form, nor result in a cramped appearance upon the roof slope.
- 7.6 Whilst this proposal would enlarge the depth and width of the existing dwelling, Officers consider that it would not intrude into the openness or rural qualities of the surrounding area, nor appear unduly prominent or visually intrusive. The dwelling is sited on a fairly large plot of land and is well screened from the adjacent highway by a boundary of mature trees and hedges. The dwelling is also not located in an open landscape, nor sited in a prominent location visible from public rights of way. For these reasons this proposal will not intrude into the surrounding open rural landscape, or cause harm to the character and appearance of the locality.
- 7.7 For these reasons Officers consider that this proposal can be considered appropriate development within the Rural Area that would respect the character and appearance of the existing dwelling and the surrounding built form and rural landscape. It is recommended that this proposal is in accordance with the design considerations and principles of policies GBC3, ENV1, ENV5 and ENV6 of the Local Plan.

Impact on neighbour amenity

- 7.8 Officers consider that there is sufficient spacing between the application dwelling and the neighbouring dwellings for there to be no detrimental harm to the enjoyment of the amenities of the neighbouring dwellings. For this reason Officers recommend that this proposal is in accordance

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with the amenity considerations of policy ENV1 of the Local Plan.

#### **Parking and access considerations**

7.9 Officers recommend that there is sufficient off-road parking provision on site and therefore this proposal is in accordance with policy TR7 and Appendix II of the Local Plan.

#### **8.0 Conclusion:**

8.1 Officers acknowledge that the increase in floor area is beyond what can reasonably be called a 'limited' extension within the Rural Area. Notwithstanding the extent of this increase, Officers consider that the size, scale, siting, design and materials of construction of this extension would not, in itself, harm the openness and rural character of the surrounding area, and would therefore respect the principle aims and objectives of controlling development within the Rural Area.

8.2 Officers therefore recommend that this proposal should be considered as an acceptable departure from policy GBC3 of the Local Plan.

8.3 For these reasons it is recommended that planning permission be granted for the proposed development, subject to the conditions outlined above.