

5k 3/11/0775/FP – Single-storey extension at 33 Hollybush Lane, Datchworth, SG3 6RE for Mr and Mrs Lay

Date of Receipt: 09.05.2011

Type: Full – Other

Parish: DATCHWORTH

Ward: DATCHWORTH AND ASTON

RECOMMENDATION

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

1. Time limit (1T121)
2. Approved plans (2E102)

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 the 'saved' policies of the East Herts Local Plan Second Review April 2007), and in particular policies ENV1, ENV5, ENV6 and GBC1 and Planning Policy Guidance 2 – Green Belts. The balance of the considerations having regard to those policies is that permission should be granted.

_____ (077511FP.MC)

1.0 Background:

- 1.1 The application site is shown on the attached OS extract.
- 1.2 The property is a detached house located towards the edge of Datchworth, a Category 2 village in the Green Belt. The house lies within a ribbon of development detached from the built-up area of the village. It has substantial extensions granted a Certificate of Lawfulness (Ref: 3/09/0573/CL) approximately two years ago, in addition to previous extensions granted approximately twenty years ago.
- 1.3 The proposal is for a single-storey lobby entrance on the frontage to Hollybush Lane.

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2.0 Site History:

2.1 The history of the application site is as follows:

- 3/90/2009/FP – Alterations and extensions – Approved January 1991
- 3/92/1251/FP – Garage – Approved November 1992
- 3/95/0873/FP – Conservatory – Approved August 1995
- 3/08/2034/CL – Two-storey extension, conservatory and rear dormer window – Approved January 2009
- 3/09/0573/CL – Two-storey extension and conservatory – Approved April 2009

3.0 Consultation Responses:

3.1 No consultation responses have been received.

4.0 Parish Council Representations:

4.1 Datchworth Parish Council has not commented on the proposal.

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

| | |
|------|--|
| GBC1 | Green Belt |
| ENV1 | Design and Environmental Quality |
| ENV5 | Extensions to Dwellings |
| ENV6 | Extensions to Dwellings – Criteria |
| OSV2 | Category 2 Villages is a consideration although the view is that this part of the village is not part of the main built-up area. |

6.2 In addition, the following National policy guidance is relevant:-

Planning Policy Statement 1 – Delivering Sustainable Development
Planning Policy Guidance 2 – Green Belts

7.0 Considerations:

- 7.1 The principle issue is considered to be whether the proposal constitutes appropriate development in the Green Belt, and if not whether there are very special circumstances that would justify the development.

Green Belt

- 7.2 The property has previously been enlarged with two-storey and single-storey extensions totalling approximately 87% of the original floor area. The proposed lobby extension has a footprint of 5m² and would be a minor addition to the property, modest in terms of footprint and scale.
- 7.3 Cumulatively due to the historical extensions of the dwelling it represents a disproportionate extension of the dwelling contrary to national planning guidance in PPG2.
- 7.4 With regard to wider Green Belt impacts, the extension would be screened from view in the surrounding area, and would be of limited or no visibility from outside the site. It would have no material impact on the openness and rural character of the surrounding area, nor would it result in a material increase in the footprint of the property.

Neighbour amenity and other considerations

- 7.5 The extension would be on the north-west corner of the house, located behind a high hedge. It would not be visible from Hollybush Lane, or from neighbouring properties. There would be no impact on neighbour amenities from the proposal. The extension would therefore be in keeping with Local Plan policy ENV1.
- 7.6 The extension would follow the established line of the roof to the house. The detailing of the eaves would be replicated from the house to the eaves of the extension. The extension would be built of matching materials, and would be in keeping with the character of the house. It would be in accordance with policy ENV6.

8.0 Conclusion:

- 8.1 The proposal would cumulatively result in a disproportionate addition to the dwelling as a result of previous extensions to the house, and is therefore contrary to local and national policy. However, by its limited scale and lack of any wider impacts or harm it is felt that there are very special circumstances to approve the plans.

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8.2 It is therefore recommended that the extension be granted planning permission, subject to the conditions outlined above.