

3/11/1217/FP - Single storey rear extension & first floor rear extension – at Chrysanthemum Cottage, Thorley Lane West, Thorley, Bishops Stortford, Herts, CM23 4BN for Mr and Mrs Bowler

Date of Receipt: 28.07.11

Type: Full – Other

Parish: BISHOP'S STORTFORD

Ward: BISHOPS STORTFORD - SOUTH

RECOMMENDATION

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

1. Three year time limit - (1T12)
2. Approved plans (1333-01; 1333-02; 1333-03; 1333-04; 1333-05; 1333-06) (2E10).

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 GBC1, ENV1, ENV5, ENV6 and BH2. The balance of the considerations having regard to those policies and the limited size and scale of the extensions 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. It is sited off Thorley Lane West, on the outskirts of the settlement of Bishop's Stortford, within the Metropolitan Green Belt.
- 1.2 The existing dwelling is a semi-detached property of a simple two storey design, set off the highway and well screened by mature landscaping. The dwelling has benefited from a two storey side extension approved in 2004.
- 1.3 The proposal is for a single storey rear extension measuring 3 metres in depth, 6.1 metres in width, 2.1 metres in height to the eaves, and 4 metres in height to the small area of flat roof (1.6 sq.m) capping a mansard roof design.

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1.4 The proposal also includes a first floor rear extension that proposes to continue the protruding ridge resulting from the approved side extension in 2004. The resultant effect of this first floor extension is to continue the eaves at the same height along the rear elevation and to make use of existing internal space to create a shower room.

2.0 Site History

2.1 The site has been the subject of the following planning applications.

- 3/03/0491/FP – Two storey side extension and front porch and shed (Refused)
- 3/03/2172/FP - Two storey side extension and front porch and shed (Refused) (dismissed at appeal APP/J1915/A/04/1145301)
- 3/04/2301/FP – Two storey side extension and front porch and shed/oil store (Approved)

3.0 Consultation Responses

3.1 The County Archaeologist has commented that the proposal is unlikely to have an impact upon significant heritage assets, and therefore has no specific comment to make upon it.

4.0 Town Council Representations

4.1 Bishop's Stortford Town Council raised no objections to this proposal.

5.0 Other Representations

5.1 The application has been advertised by way of 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:-

- GBC1 Green Belt
- ENV1 Design and Environmental Quality

ENV5	Extensions to Dwellings
ENV6	Extensions to Dwellings – Criteria
BH2	Archaeological Evaluations and Assessments

7.0 Considerations

Principle of Development

- 7.1 The application site is located within the Metropolitan Green Belt, wherein limited extensions and alterations to dwellings will be permitted provided that an extension to a dwelling or the erection of outbuildings will be of a scale and size that would either 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, in accordance with Policies GBC1 and ENV5.
- 7.2 It has been calculated that the floor area of the original dwelling was approximately 107 square metres (sq.m). However, the addition of the previously granted two storey side extension (69.5 sq.m), together with the proposed single storey rear extension (18 sq.m) would result in an increase in the floor area of the original dwelling by approximately 82 per cent. The proposal would therefore form a departure from Policies GBC3 and ENV5 the Local Plan.
- 7.3 However, it is considered that due to the limited size and scale of the proposed extensions, that they would not, in themselves disproportionately alter the size and scale of the original dwelling. Furthermore, it is considered that the existing dwelling is set back from the main road and benefits from mature boundary landscaping which screens much of the site from the surrounding area. It is therefore considered that the limited increase in the size of the existing dwelling, together with the low key appearance of the proposed rear extension and site context are material considerations in the determination of this application.

The impact of the proposal on the character and appearance of the existing dwelling and surrounding area

- 7.4 The proposed single storey rear extension is of a simple form with a roof structure that will match that of the existing dwelling. It is considered that the modest size of the extension, together with its simple design, would be sympathetic to the character and appearance of the main dwelling. Moreover, it is considered that the proposed extension would be set to the rear of the dwelling and would be well screened by mature landscaping. The proposed first floor extension would also be sympathetic to the character and appearance of the main dwelling, resulting in a more uniform

appearance. As such, it is considered that the proposal would not be detrimental to the overall character and appearance of the existing dwelling, surrounding area, nor encroach into the openness or rural character of the Green Belt.

- 7.5 Having regard therefore to the limited impact of the proposed extensions on the character and appearance of the Green Belt and the considerations outlined in this report, it is considered that very special circumstances exist in this case that would outweigh the harm by reason of inappropriateness in the Green Belt.

Amenity considerations

- 7.6 Whilst this proposal would result in the flank wall of the single storey extension being in close proximity to the boundary with the neighbouring *Fairview*, Officers consider that the limited height and depth of this proposal will not cause any harmful amenity impacts.
- 7.7 It is also noted that the first floor extension would include windows to serve the new bathroom. Whilst these windows will allow for some scope of overlooking to the neighbouring dwelling, I do not consider that the use of room as a bathroom and the acute angle of viewing would result in harm to the privacy of the occupants of the neighbouring dwelling.

Other matters

- 7.8 It is noted that County Archaeology raised no objections to the proposed development and comment that the proposal is unlikely to have an impact upon significant heritage assets. As such, it is considered that the proposed side conservatory would not adversely impact upon significant heritage assets, in accordance with Policy BH2.

8.0 Conclusion

- 8.1 In summary, it is considered that the proposed development would be acceptable in this instance and that special circumstances exist to outweigh the harm, by reason of inappropriateness within the Green Belt.
- 8.2 It is therefore considered that there are circumstances in this case to allow permission to be granted contrary to Policies GBC1 and ENV5 of the East Herts Local Plan, and it is recommended that permission be granted subject to the conditions set out above.