

5k 3/11/1516/FO – Minor material amendment to increase length of approved two storey side extension by 0.35m (reference 3/11/0831/FP) at 2 Tudor Manor Farm Cottages, White Stubbs Lane, Bayford, SG13 8QA for Mrs K Hopson.

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Date of Receipt: 30.08.2011

Type: Variation of Condition – Other

Parish: BAYFORD

Ward: HERTFORD RURAL SOUTH

**RECOMMENDATION:**

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

1. The development to which this permission relates shall be begun by 20<sup>th</sup> July 2014.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. Approved plans (2E10 – 300/SL1, 300/P1, 300/P2, 300/P3 A, 300/P4 A)
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 3/11/0831/FP, is that permission should be granted.

\_\_\_\_\_ (151611FO.HI)

**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

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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 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 Members may recall that planning permission was previously granted at Committee on 20<sup>th</sup> July 2011 for a two storey side extension (reference 3/11/0831/FP). This application proposes a minor material amendment to increase the length of the extension by 0.35m in order to provide sufficient headroom in the new first floor bedroom. The application therefore proposes to vary Condition 2 of permission 3/11/0831/FP (compliance with approved plans) to agree amended plans under S73 of the Town and Country Planning Act 1990 (as amended).

### **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.
- 2.4 Permission was then granted on the application site on 20<sup>th</sup> July 2011 for a two storey side extension with front rear and side dormers (3/11/0831/FP), which it is now proposed to extend by 0.35m in length.

### **3.0 Consultation Responses:**

- 3.1 No comment has been received from the Council's Landscape Officer but he had no objection to the previous application.

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#### **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 At the time of writing this report no third party representations have been received.

#### **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:**

7.1 It is proposed to enlarge the approved two storey side extension by a further 0.35m along the ridge in order to provide a more usable first floor bedroom due to the restricted head height of the approved scheme. No other changes are proposed to the approved scheme. The extension will provide an additional 4.9m<sup>2</sup> of floorspace, which is considered to be limited, and minor in nature when compared to the approved scheme.

7.2 The site lies in the Green Belt, but the approved scheme was of matching length to the neighbouring dwelling, No. 1 Tudor Manor Farm Cottages, hence very special circumstances were considered to exist for the two storey side extension previously. This additional extension of 0.35m will increase the width of No. 2 compared to No. 1, but will not be readily apparent, nor will it result in any harm to the visual amenities or openness of the Green Belt.

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- 7.3 Government guidance on *Greater Flexibility for Planning Permissions* (DCLG, 2009) states that “a minor material amendment is one whose scale and nature results in a development which is not substantially different from the one which has been approved.” In this case although the proposal will result in a larger extension, the resulting development will not be *substantially* different in scale or nature. No other changes are proposed to the approved scheme, and the proposal is therefore considered to be acceptable as a minor material amendment.
- 7.4 The proposal will not have any further implications for neighbour amenity, parking, access or landscaping. Conditions are recommended to be repeated from 3/11/0831/FP, with the three year time limit amended to the previous approval date.

### **8.0 Conclusion:**

- 8.1 Overall, the proposed enlargement of the previously approved two storey side extension by 0.35m in length will not substantially alter the scale or nature of the development. The works are considered to be minor and will have no further material impact on the Green Belt. Further, no harm would arise to neighbour amenity, parking, access or landscaping.
- 8.2 The application is therefore recommended for approval subject to the conditions set out above.