

**5m 3/11/1360/FP – Construction of a detached double garage with log store at the Hunting Box, Patmore Heath, Albury SG11 2LX for Mr M. Cuthbert**

**Date of Receipt:** 17.08.2011

**Type:** Full – Other

**Parish:** ALBURY

**Ward:** LITTLE HADHAM

**RECOMMENDATION:**

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

1. Three year time limit (1T12)
2. Approved plans (2E10) (FM1, FM2, ODCL1001)
3. Materials of Construction (2E11)

**Summary of Reasons for Decision**

The proposal has been considered with regard to the policies of the Development Plan (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, BH6 and Planning Policy Statement 5: Planning for the Historic Environment. The balance of the considerations having regard to those policies and the limited impact of the proposed development on the character and appearance of the Rural Area is that permission should be granted.

\_\_\_\_\_ (136011FP.FM)

**1.0 Background:**

- 1.1 The application site is located within the Rural Area beyond the Metropolitan Green Belt, and within the Albury Conservation Area as shown on the attached OS extract.
- 1.2 The application property, known as The Hunting Box is a detached 3 storey dwellinghouse of red brick construction and lies on the outskirts of Patmore Heath Nature Reserve. The property is Grade II Listed and is set in spacious grounds. The Hunting Box is set some 30 metres back from the highway and is encompassed by a 2metre high brick wall and mature boundary landscaping. To the rear of the site are open fields and to the south there are several other Grade II Listed properties.

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1.3 This application seeks planning permission for the construction of a detached garage with a log store area. The proposed outbuilding would have a width of 8.2metres and a length of just over 5metres. The proposed garage would reach a maximum height of 4metres with a partially hipped roof. The proposed development would be sited over 20metres to the south east of the main dwellinghouse and would be constructed in treated weatherboard and a hand finished clay tiles.

#### **2.0 Site History:**

2.1 The relevant planning history at the application site is as follows:-

LPA Reference	Description	Decision
3/96/1701/FP and 3/96/1702/LB	Conversion of double garage and stables into living accommodation that were added to the property in the 1950s.	Approved with conditions.
3/01/0101/FP	Construction of outbuilding incorporating loose boxes, tack-room and hay store.	Approved with conditions.
3/03/1886/FP	Swimming pool and outbuilding to house plant equipment and changing facilities.	Approved with conditions.

#### **3.0 Consultation Responses:**

3.1 The Council's Conservation Officer has commented that the design and the materials of the proposed outbuilding reflects the immediate and wider character of the locality and its location in relation to the listed building outweighs any potential concerns with its mass and scale. Planning permission is therefore recommended to be granted.

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

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

#### **5.0 Other Representations:**

5.1 The applications have been advertised by way of press and 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:-

GBC3	Appropriate Development in the Rural Area Beyond the Green Belt
ENV1	Design and Environmental Quality
ENV5	Extensions to Dwellings
BH6	New Developments in Conservation Areas

In addition to the above it is considered that Planning Policy Statement 5 – Planning for the Historic Environment forms a material consideration within this application.

**7.0 Considerations:**

7.1 The relevant planning considerations in respect of these applications are:-

- The principle of development within the Rural Area;
- The impact on the amenities of neighbouring residential occupiers;
- The impact on the setting of the listed building and the character and appearance of the Conservation Area.

**Principle of development**

7.2 The application site is located within the Rural Area beyond the Metropolitan Green Belt wherein planning permission will not be given for the construction of new buildings for purposes other than those specified within Policy GBC3. Whilst there is no objection in principle to limited extensions and outbuildings to dwellings within the Rural Area, Policy ENV5 expects outbuildings to dwellings which fall outside the main settlements and Category 1 and 2 Villages to 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.

7.3 It has been calculated that the floor area of the original dwelling was approximately 209m<sup>2</sup>. However, the dwelling has benefited from extensions, outbuildings and alterations over time which have added approximately 154m<sup>2</sup> of floorspace to the original property. The proposed detached outbuilding would only result in an area of 46m<sup>2</sup> and would represent a modest increase of approximately 22% of the floor

area of the original dwellinghouse. However, taking into account the resultant cumulative increase in floorspace of 95% this proposed outbuilding would have when added to the previously constructed extensions and outbuildings at the site, Officers consider that this increase in size cannot be considered as a 'limited addition' to the dwelling and would form a departure from Policies GBC3 and ENV5 the Local Plan. It is therefore necessary to consider whether in this case the proposed outbuilding would cause harm by reason of inappropriateness to the character and the openness of the Rural Area.

- 7.4 The proposed detached garage is of a simple, traditional form, constructed in materials that would complement the character and appearance of the existing dwelling. Furthermore, having regard to the modest size and scale of the proposed detached garage with log store; its appropriate siting and design and that it would be set to the rear of the dwelling and the site, it is considered that the proposed outbuilding is individually of a limited extent that would not be harmful to the overall character and appearance of the existing dwelling, surrounding Conservation Area, nor encroach into the openness or rural character of the locality.
- 7.5 Having regard therefore to the above considerations, whilst the proposed detached garage would cumulatively result in an addition that would increase the floorspace of the original dwellinghouse by 95%, it is considered that individually it is of a limited size and scale that would not be detrimental to the character, appearance or openness of the Rural Area in this location

The impact on the setting of the adjacent listed building

- 7.6 With regards to the impact of the proposal on the setting of the listed building, the Council's Conservation Officer has raised no objections to the proposal. Taking the above considerations into account, it is considered that the proposed detached garage with log store would not be detrimental to the setting, character or the historic fabric of the listed building, in accordance with Planning Policy Statement 5: Planning for the Historic Environment, or have a detrimental impact on the character and appearance of the Patmore Heath Conservation Area.

The impact on the amenities of neighbouring residential occupiers

- 7.7 Turning to neighbour amenity, taking into account that the proposed garage would retain at least 10metres to the front elevation of the nearest neighbouring property 'The Lane House' and the modest size and scale of the proposed garage, Officers do not consider that the

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proposed development would create an unacceptable impact upon neighbouring amenity from loss of privacy, overlooking or similar.

#### **8.0 Conclusion:**

- 8.1 Having regard to the above, it is considered that the proposed development would not be detrimental to the openness or rural character of the surrounding Rural Area; the character and appearance of the existing dwelling; the amenities of neighbouring property; the setting of the adjacent listed dwelling; or the character and appearance of the Conservation Area.
- 8.2 It is therefore considered that there are circumstances in this case to allow permission to be granted contrary to Policies GBC3 and ENV5 of the East Herts Local Plan, and it is therefore recommended that planning permission be granted subject to the conditions which are outlined at the head of the report.