

5o 3/11/1546/FP - Erection of detached car port outbuilding at Great Hormead Bury, Great Hormead, Buntingford, SG9 0NH for Mr Hopkins

Date of Receipt: 07.09.2011

Type: Full – Other

Parish: HORMEAD

Ward: BRAUGHING

RECOMMENDATION:

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

1. Three year time limit (1T12)
2. Approved plans (10606-P013; 10606-P-020-A) (2E10)
3. Sample of materials (2E12)
4. Programme of archaeological works (2E02)
5. Levels (2E05)

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, BH1, BH3 and BH6, and PPS5 – Planning for the Historic Environment. The balance of the considerations having regard to those policies and the limited impact of the building on the openness and character of the Rural Area is that permission should be granted.

_____ (154611FP.SE)

1.0 Background:

- 1.1 The application site is shown on the attached OS extract. The dwelling is grade II listed and is located within the Rural Area Beyond the Metropolitan Green Belt, at a distance of an estimated 220 metres to the southwest of the village of Great Hormead. The site is also within an Area of Archaeological Significance, and within part of the Great Hormead Conservation Area.
- 1.2 The proposal is to erect an L-shaped six bay garage/ car port with

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storage area and attached lean-to store. It is also proposed to include an open storage area to the rear of the building (north facing elevation) enclosed by a 1.8 metre high fence enclosure to hold oil tanks.

- 1.3 The building is to be 19.25 metres in length, 12.85 metres in width, 2.4 metres in height to the eaves, and 4.69 metres in height to the ridge of the hipped roof. The log store is to measure 6 metres in length, 1.5 metres in depth, 1.2 metres in height to the eaves, and the lean-to roof would follow the slope of the roof of the garage to form a catslide roof. The building is to be sited at an estimated 10 metres to the northeast of the grade II listed building and is to be orientated so that the cars enter the site from the entrance adjacent to the Grade II* listed St Nicholas's Church to the south east of the site.

2.0 Site History:

- 2.1 The application site has a long history, which can be summarised as follows:
- 3/92/0315/LB – Partial demolition and reconstruction of 19th Century wing to match original building (Approved)
 - 3/92/1207/FP - Demolition of east wing and construction of swimming pool conservatory and billiard room, demolition of storage and garage outbuildings and replacement with storehouse/garage (Approved)
 - 3/92/1208/LB - Demolition of east wing and construction of swimming pool conservatory and billiard room. Demolition of storage and garage outbuildings and replacement with storehouse/garage (Approved)
 - 3/95/1783/LB - Tennis court, green, 114' x 56', 9' high, 50 mm. Mesh black coated chain link fence (Approved)
 - 3/95/1782/FP - Tennis court 2.75 m high, 50 mm. Mesh black coated chain link fence (Approved)
 - 3/10/1747/FP – Two utility cabinets on concrete plinths and associated service pipes and cables (Approved)
 - 3/10/2104/LB - Alterations to the existing building to restore the design of the 1812 house including: Replacement of the west facing two storey rectangular bay with a single storey splayed bay to match its east facing counterpart, insertion of two sash windows to west elevation, replacement first floor sash window above the new bay, re-fenestration of small west facing ground floor bay to match 1812 layout, demolition of south facing WC addition and new south facing sash window. Refurbishment of the house including new heating and hot water services, new electrical wiring, new insulation, new ground

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floor, new internal linings, new partitions and bathrooms (Approved)

- 3/11/1051/LB - Creation of downstairs w/c and replacement ground floor window on front elevation (Withdrawn)
- 3/11/1124/FP - Erection of replacement single storey annex extension and basement (Approved)
- 3/11/1125/LB - Demolition of existing single storey swimming pool/games room wing and attached garage and construction of replacement single storey annex extension and basement (Approved)

3.0 Consultation Responses:

- 3.1 The County Archaeologist notes that the application site is within an Area of Archaeological Significance and the form of the house with its siting adjacent to the church indicates that this house succeeded a medieval manor house dating possibly as early as the 11th Century. For this reason the County Archaeologist believes that this proposal is likely to have an impact on heritage assets of archaeological interest and has therefore recommended that an archaeological evaluation/ investigation/ analysis condition be placed upon any grant of permission.
- 3.2 The Conservation Officer has commented that the proposed carport is located to the east of the principle footprint of the listed building, screened from the house and 'courtyard' by the dogleg of the L-shaped, single storey later extension. Although it is recognised that the overall mass and scale of this carport is large, due to its location, these concerns would have little or no impact on the immediate setting of the listed building. In summary, the mass, scale and design of the proposed carport has little or no impact on the immediate or wider setting of Great Hormead Bury.

4.0 Parish Council Representations:

- 4.1 Hormead Parish Council were consulted on the application and have no objections.

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.

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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
 - TR7 Car Parking – Standards
 - ENV1 Design and Environmental Quality
 - ENV2 Landscaping
 - ENV5 Extension to Dwellings
 - BH1 Archaeology and New Development
 - BH3 Archaeological Conditions and Agreements
 - BH6 New Developments in Conservation Areas

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

Planning Policy Guidance 5 - Planning for the Historic Environment

7.0 Considerations:

Principle of development

- 7.1 The application site is located within the Rural Area beyond the Green Belt, wherein limited extensions and alterations to dwellings will be permitted in accordance with policies GBC3 and ENV5 of the Local Plan. Policy ENV5 states that the erection of outbuildings will be expected 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.
- 7.2 In considering the proposed development, Officers have had regard to the approved extensions to the original dwelling (LPA references 3/92/1207/FP, 3/09/1208/LB, 3/11/1124/FP and 3/11/1125/LB), which together result in an approximate 57% increase in the floor area of the dwelling. It is calculated that the proposed floor area of the carport/ garage, together with the increase in floor area resulting from the extensions to the dwelling, would cumulatively result in an 87% increase in floor space over that of the original dwelling. Such an increase cannot be considered as 'limited', and it is therefore necessary to consider whether special circumstances exist in this case to warrant a departure from policy.
- 7.3 Officers acknowledge that this proposal is for a large carport/ garage

building, but do not consider that, in itself, it would be disproportionate to the size and scale of the main dwellinghouse. Whilst it would result in a long building, the ridge height is reasonably low and the hipped roof form limits the perceived massing of the building. Furthermore, the proposed building is to be located close to the existing dwellinghouse and would be well screened from the nearby Horseshoe Lane. The proposed building is considered to sit comfortably within the site and would have a low key appearance within the surrounding landscape. It is therefore Officer's view that the size, scale, siting and design of this building would not intrude into the openness or rural qualities of the surrounding area, and it is therefore considered that, as outlined above, there are reasons in this case to allow a departure from policy.

Impact on Conservation Area and Setting of Listed Building

- 7.4 The Conservation Officer commented that although it is recognised that the overall mass and scale of this carport is large, due to its location, these concerns would have little or no impact on the immediate setting of the listed building, or the character and appearance of the Conservation Area. Officers concur with the comments of the Conservation Officer in that the size, scale, siting and design of the proposed building would not cause harm to the significance of the setting of this Grade II heritage asset or the wider Conservation Area, and therefore this proposal is in accordance with policy BH6 of the Local Plan and PPS5 – Planning for the Historic Environment.

Archaeology

- 7.5 The County Archeologist has commented that the position of the proposed development is such that it should be regarded as likely to have an impact on heritage assets of archaeological interest. Officers concur that in accordance with policy BH3 of the Local Plan, it would be appropriate to include an archaeological evaluation/ investigation/ analysis condition upon any grant of permission.

8.0 Conclusion:

- 8.1 Officers consider that, although the cumulative increase in the floor area of this proposed garage/carport building together with previous extensions undertaken to the dwelling could not be considered as 'limited' extensions as required by policies GBC3 and ENV5, in this case the size, scale, siting and design of the building is considered to be appropriate. The proposed building would not intrude into the openness or rural qualities of the surrounding area or result in harm to the character and appearance of the area. Furthermore the proposal would

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not result in any harm to the character and appearance of the dwelling, its setting or the Great Hornead Conservation Area.

- 8.2 It is therefore considered that whilst the proposal does not accord with policies GBC3 and ENV5 of the Local Plan there are appropriate reasons in this case to allow a departure from policy. In all other respects the proposal is considered to accord with the relevant policies of the Local Plan. It is therefore recommended that permission be granted subject to the conditions set out above.