

DELEGATED REPORT

APPLICATION NUMBER	S6/2004/1423/FP
LOCATION	Grey Gables, Lysley Place, Shepherds Way, Brookmans Park
PROPOSAL	Erection of single storey side and rear extension.

THE SITE

Grey Gables is modern two-storey brick built detached dwelling that forms part of the residential development at the former Queenswood Home Farm on the northern side of Shepherds Way. The dwelling has a projecting gable and porch to the front that has been created by the enclosure of the original open-sided porch allowed by a planning consent in 2000.

The dwelling is one of three replacement dwellings on the site- the development also included two barn conversions. The site is within the Metropolitan Green Belt and in a Landscape Conservation Area. The dwelling has a garden to the rear backing onto Ramsey Close to the east. The neighbouring properties are The Well House, situated to the south and Stocks to the north.

Permitted Development rights for extensions to the property were removed by condition 6 of the original planning permission (S6/1997/0815/FP) to control the overall impact of development on the Green Belt.

Planning permission was granted for the erection of single storey rear extension and enclosure of front porch in June 2000 and this consent has been fully implemented.

THE PROPOSAL

The application seeks permission for the erection of a single storey extension of dimensions 5.3m in width and 7.0m in total depth to provide a lounge/bedroom with ensuite bathroom and kitchen (a "granny annex") at ground floor level. The extension is connected to the rear of the existing living room of the house by a small conservatory. The extension is to have a pitched roof up to a ridge height of 4.1m (the main ridge is 7.5m) and the conservatory is to have a flat roof with false pitched sections to the rear. Two French windows are to be incorporated into the rear elevation providing access to the rear garden of the property.

External facing materials are to match the existing dwelling.

PLANNING HISTORY

S6/2000/0225/FP	Erection of single storey rear extension and enclosure of front porch - <i>Granted</i>
S6/1999/0723/FP	Conversion of main barn and coach house into one dwelling and construction of 3 metre boundary wall (amendment to consent S6/1997/0815/FP) - <i>Granted</i>

S6/1997/0815/FP Demolition of 3 No dwelling houses and agricultural buildings, conversion of coach house and barns to 3 No residential units, construction of 3 No dwelling houses and car parking -
Granted

SUMMARY OF RELEVANT DEVELOPMENT PLAN POLICIES

Planning Policy Guidance Note 2 (PPG2): Green Belts

Hertfordshire Structure Plan Review 1991- 2011:
Policy 5: Green Belts

Hertfordshire Structure Plan Alterations 2001- 2016 (Deposit Draft Feb 2003):
Policy 5: Green Belts
Design and Quality of Development (new policy)

Welwyn Hatfield District Plan Alterations No 1, 1998:
GB1 – Metropolitan Green Belt
GB5 – Extensions to dwellings in the Green Belt
Res Criteria 22 – Extensions to dwellings

Welwyn Hatfield District Plan Review Deposit Draft, June 2002:
GBSP1 – Definition of Green Belt
RA3 – Extensions to dwellings in the Green Belt
D1 – Quality of Design
D2 – Character and Context
Supplementary Design Guidance
Supplementary Planning Guidance – Parking Standards (Adopted January 2004)

REPRESENTATIONS

Neighbouring occupiers:

Adjoining occupiers/owners were notified of the application by letter on 27 September 2004. No representations have been received.

Parish Council:

North Mymms Parish Council has not commented on the application.

DISCUSSION

The main issues relate to the acceptability of the proposed extension in terms of its impact on the appearance of the existing dwelling, the locality of the application property and impact on the amenity of neighbouring properties. The other major consideration here is whether these extensions are appropriate within the context of the Metropolitan Green Belt.

Green Belt Considerations

PPG2 sets out Government policy on Metropolitan Green Belts. Paragraph 3.1 states that: -

“The general policies controlling development in the countryside apply with equal force in the Green Belt but there is, in addition, a general presumption against

inappropriate development within them. Such development should not be approved, except in very special circumstances”

Paragraph 3.6 also states: -

“Provided that it does not result in disproportionate additions over and above the size of the original building, the extension or alteration of dwellings is not inappropriate in Green Belts.”

Policy GB5 of the Welwyn Hatfield District Plan 1998 sets out the Council's policy with regard to extensions to dwellings in the Green Belt, and this policy is consistent with the advice contained within PPG 2.

The policy advises that extensions to dwellings located within the Green Belt will only be considered as ‘appropriate’ development when they do not individually or when considered with existing or approved extensions to the original dwelling have an adverse and disproportionate impact in terms of prominence, size, bulk and design on the character, appearance, pattern of development and visual amenity of the surrounding countryside.

Paragraph 3.6 of PPG2 emphasizes that it is the original building, which is important in assessing whether any proposal is disproportionate.

The dwelling has previously been extended by virtue of planning permission S6/2000/0225/FP for the erection of a single storey rear extension and the enclosure of an open-sided porch to the front of the dwelling. Grey Gables was constructed as a moderately sized detached house of a total floorspace (ie on ground and first floor level) of approximately 176.2 sq m. The additional floorspace provided by the extension permitted in 200 brought the total floorspace to 213 sq m.

The proposed extension would result in additional level of floorspace of 44.22 sq m, and when considered alongside the aforementioned single storey rear extension would result in a proportionate increase in floorspace of **45.96%**. It is considered that this does not represent a disproportionate addition in terms of floorspace. A single storey extension of this size and to the side/rear of the existing dwelling would not have a seriously detrimental impact on the openness of Green Belt land in the vicinity of the site. There will remain an acceptable level of visual separation between the application property and the neighbouring dwelling, The Well House, to the south. The existing boundary wall and gate are to remain as are existing trees/shrubs immediately to the rear of this wall. The proposed hipped pitched roof design will not give rise to an overly bulky structure.

It should be noted that planning permission has been granted for extensions to neighbouring dwellings that are part of the same development. Stocks (to the north) has implemented an approval for a single storey extension representing an increase of 50% of floorspace over and above the size of the original house and The Well House was recently been granted permission (S6/2004/332/FP) to erect a single storey “granny annex” representing a 35% increase in floor area.

On balance therefore the single storey rear extension is considered modest and will not impact detrimentally on the openness of this part of the Metropolitan Green Belt. In this location the proposal would not add to the bulk of the dwelling or significantly reduce openness.

Design and Amenity Issues

The proposed extension relates acceptably to the domestic scale and character of the existing dwelling. The architectural style, roof form, windows, detailing and materials are also appropriate to the original dwelling. The extension would not impact detrimentally on the appearance of the dwelling in this locality and would remain subordinate to the original dwelling.

It is considered that the size, height and location of the proposed extension would not have an overbearing impact on the occupiers of the closest adjacent property, The Well House. Furthermore, the proposal would mirror the form of (and be parallel to) the extension that has recently been approved at that property. The proposed single storey extension will not bring about a loss of daylight or sunlight to habitable rooms of this dwelling.

The extension as a "granny annex"

In terms of Res Criteria 25 (Granny Flats), the proposal accords with this policy in that the proposed annex is properly linked and forms an integral part of the main dwelling. In addition, the extension would be served by the entrance door to the main dwelling and not by an independent entrance, although it will additionally be possible to access the garden from French windows to the rear, which is acceptable. A condition shall be imposed to prevent premises from being subdivided at a later date without the permission of the Local Planning Authority.

Parking

The adopted parking standards (supplementary planning guidance) specify that the maximum parking requirement for a 4 or more bedroom house in this location is 3 spaces. There is ample space within the curtilage of the dwelling for one car parking space and two single garages are to be retained.

CONCLUSION

To conclude, the proposed extension relates acceptably to the character of the original dwelling and to the locality of the site, and will not adversely affect the amenity of occupiers of neighbouring properties. Car parking provision is acceptable. The extensions represent an increase of 45.96% in total floor area over and above the size of the original dwelling. The extension is considered acceptable in Green Belt terms and will not have an adverse and disproportionate impact in terms of prominence, size, bulk and design on the character, appearance, pattern of development and visual amenity of this part of the Green Belt.

The proposal satisfies all relevant policies of the Welwyn Hatfield District Plan Alterations No 1 together with the emerging policies in the Welwyn Hatfield District Plan Review Revised Deposit Version June 2002 and supplementary design guidance.

RECOMMENDATION

That planning application S6/2004/1423/FP be approved.

CONDITIONS

1. SC01 – Standard time limit
2. The external surfaces of the development hereby permitted shall be constructed only of materials, the type and colour of which match exactly those of the existing building.

Reason: To ensure that the finished appearance of the development is satisfactory. To comply with Res Criteria 22 of the Welwyn Hatfield District Plan Alterations No1 1998 and Para 4.2 iv) of Supplementary Design Guidance of the Welwyn Hatfield District Plan Review Deposit Draft, June 2002.

3. The single storey annex hereby permitted shall be occupied only by a relative or domestic servant of the occupier of the main dwelling, and thereafter shall be occupied in connection with the dwelling as a single-family unit and shall not be let, sold or otherwise occupied separately.

Reason: To ensure that the premises are not sub-divided without the permission of the Local Planning Authority. To comply with Res Criteria 25 of the Welwyn Hatfield District Plan Alterations No1 1998.

SUMMARY OF THE REASONS FOR THE GRANT OF PERMISSION/ CONSENT

1. SUM P3
2. The extension, together with the extensions already constructed, represents an acceptable increase in total floorspace over and above the size of the original dwelling and is considered not to have an adverse or disproportionate impact in terms of prominence, size, bulk and design on the character, appearance, pattern of development and visual amenity of the surrounding countryside or this part of the Green Belt. This accords with Policy GB5 of the Welwyn Hatfield District Plan 1998, Policy RA3 of the Welwyn Hatfield Review Local Plan Deposit Draft, June 2002 and the advice contained within PPG2.

DRAWING NUMBERS

JS/01 (site location plan)

JS/02

JS/03

Signature of report writer.....

Date.....