

DELEGATED REPORT

APPLICATION NUMBER	S6/2005/0135/FP
LOCATION	Timbers, Lysley Place, Shepherds Way, Brookmans Park
PROPOSAL	Single storey rear extension and replacement porch.

THE SITE

Timbers is modern two-storey detached dwelling which forms part of the residential development at the former Queenswood Home Farm on the northern side of Shepherds Way. To the side of the house is a single storey element that comprises part of the kitchen, a store and three garages. The dwelling has a porch to the front that was been created by the enclosure of the original canopy 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 walled garden to the rear backing onto land at Mymwood House (presently a residential care home). The neighbouring property is The Barn, situated to the northeast. Permitted Development rights for extensions were removed by condition 6 of the original planning permission to control the overall impact of development on the Green Belt.

Planning permission was refused in August 2003 for the erection of a first floor side extension above the existing garage (ie across the above the entire width of the existing single storey). An appeal was lodged but subsequently dismissed.

Planning permission was granted in August 2004 for the erection of a single storey rear extension and first floor side extension above one of three garages and this consent is presently in the process of being implemented.

THE PROPOSAL

The application seeks permission for the erection of a single storey rear extension of dimensions 2.5m in width and 3.5m in depth to provide a utility room to the northern side of a single storey rear extension approved by virtue of planning permission S6/2004/987/FP. This extension is to have a mono-pitched roof and a single roof light and represents a continuation of the form of development already. The proposed utility room is to be accessed internally from the garden room and from the retained double garage.

Permission is also sought for the demolition of the existing porch and its replacement with an enlarged structure of dimensions 3.1m in width and 1.2m in depth with a mono-pitched roof.

External materials proposed are to match the existing dwelling.

PLANNING HISTORY

S6/2004/0987/FP	Erection of single storey rear extension and first floor side extension - <i>Granted</i>
S6/2003/0895/FP	Erection of first floor side extension above existing garage <i>Refused</i> . Dismissed at Appeal.
S6/2000/0988/FP	Enclosure of existing 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. <i>Granted</i>

SUMMARY OF RELEVANT DEVELOPMENT PLAN POLICIES

Planning Policy Guidance Note 2 (PPG2): Green Belts

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

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 – Draft for Adoption, March 2005:
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:

The application was advertised by neighbour notification letter. No representations have been received from the occupiers of neighbouring dwellings.

Parish Council:

North Mymms Parish Council has not commented on this application.

DISCUSSION

The main issues relate to the acceptability of the proposed extensions in terms of their impact on the appearance of the existing dwelling, the street scene 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.

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 is currently in the process of being extended by virtue of planning permission S6/2004/0987/FP. Previously, planning permission was granted for the enclosure of a canopy porch to the front of the dwelling in 2000. Timbers was originally constructed as a moderately large detached house of a total floorspace (ie on ground and first floor level) of approximately 229 sq m. The additional floorspace provided by the enclosure of the front porch was 3 sq m, and additional floorspace permitted in 2004 was 46.64 sq, bringing total floorspace to 278.64 sq m which represents a 24.86% increase in floor area over and above that of the original dwelling.

The current proposals result in an enlarged front porch with a floor area of 3.72 sq m (ie additional floor area of 0.32 sq m) an enlargement to the single storey rear extension already permitted of 8.75 sq m bringing about an increase in floorspace of 9.07 sq m (representing a further 4% increase in floorspace). For clarity, the table overleaf shows figures for existing and proposed internal floorspace and the footprint of the dwelling.

	Internal floorspace (all floors) sq m	% increase	Footprint sq m	% increase
Original dwelling	228.95	-	149.5	-
Previous extensions implemented/extant				
<i>S6/2000/0988/FP:</i> Enclosure of Porch	3.4	1.5	3.4	2.27
<i>S6/2004/0987/FP:</i> Single storey rear extensions:	19.6	8.56	19.6	13.11
First floor extension:	27.04	11.81	0	0
Cumulative:	50.04	21.86	23.00	15.38
This application				
Porch: (taking into account existing porch to be removed @ 3.4 sq m)	0.32	0.14	0.32	0.21
Additional ground floor:	8.75	3.82	8.75	5.85
Cumulative:	9.07	3.96	9.07	6.07
TOTAL	288.06	25.81	181.57	21.45

The proposed rear extension to the garden room already permitted together with proposed enlarged front porch would together result in a relatively small amount of additional floorspace and when considered alongside previous extensions would result in a proportionate increase in floorspace of **25.81%** over and above that of the original dwelling. This is not a disproportionate addition and neither proposed element would increase the bulk of the dwelling nor would they be prominent over and above extensions already permitted. The proposals are therefore considered acceptable and would not impact detrimentally on the open character of this part of the Metropolitan Green Belt and therefore the proposal accords with Policy GB5 of the Welwyn Hatfield District Plan 1998, Policy RA3 of the Welwyn Hatfield District Plan – Draft for Adoption, March 2005 and the advice contained within PPG2.

Turning to aspects of design, the proposed extensions relate 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 proposed single storey rear extension will not bring about any detrimental impacts on the amenities of occupiers of adjacent dwellings.

No additional bedrooms are proposed but in any event 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 which is to be provided for here in the two single garages and forecourt parking which are to be retained.

CONCLUSION

To conclude, the proposed single storey rear extension (an enlargement of a previously approved extension) and the enlarged front porch both relate acceptably to the character of the original dwelling and to the street scene, and will not adversely affect the amenity of occupiers of neighbouring properties. Car parking provision is acceptable. The extensions represent an increase of 25.81% in total floor area over and above the size of the original dwelling. The proposals therefore are acceptable 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 the surrounding countryside.

The proposal satisfies all relevant policies of the Welwyn Hatfield District Plan Alterations No 1 1998 together with the emerging policies in the Welwyn Hatfield District Plan – Draft for Adoption, March 2005 and supplementary design guidance.

RECOMMENDATION

That planning application S6/2005/0135/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 - Draft for Adoption, March 2005.

SUMMARY OF THE REASONS FOR THE GRANT OF PERMISSION/ CONSENT

1. SUM P2
2. The extensions represent a modest increase in total floorspace over and above the size of the original dwelling and are considered acceptable in that they 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 the surrounding Green Belt.

DRAWING NUMBERS

7395/P/001 A

7395/P/002 A

Signature of report writer.....

Date.....