

## OFFICER'S REPORT

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APPLICATION NUMBER: S6/2003/1311/FP

LOCATION: Wyndham Cottage, Camfield Place, Essendon

PROPOSAL: Erection of two storey side extension and rear conservatory

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### **THE SITE:**

Wyndham Cottage is a detached Victorian house created from a pair of semi-detached cottages. It has a hipped roof with feature front gables above the two first floor front windows. Two porches either side of the house also have gabled roofs. At the rear of the house there is a small extension serving as a wc. The house has a front garden and large rear garden. The front garden is enclosed by a low picket fence, while the rear garden is also enclosed by a low fence where the property bounds fields to the rear and a 2m high close boarded fence along the boundary with Kentish Lane.

The house is accessed via a farm track that runs at a right angle to the road. The house fronts this track. The site is screened from Kentish Lane by mature trees.

The house benefits from a large, two storey garage building, with a glass house to the rear. The garage building has a gable roof. This is located adjacent to the north-west boundary. The garage spaces are accessed from off the track. The site is within the Green Belt and a Landscape Conservation Area.

### **THE PROPOSAL:**

This application proposes to erect a two storey side extension with a front and rear gabled roof that will tie into the existing hipped roof of the house. It will project 1.6m beyond the rear wall of the house. In addition a conservatory is proposed to the rear of this extension. The two storey extension will be 6.3m wide and 9m deep. The Conservatory with hipped roof will add a further depth of 2.4m at ground floor. A gap of 1.6m will be retained between the house and garage/greenhouse to provide access to the rear garden.

### **PLANNING HISTORY:**

S6/1996/0009/FP Formation of lean-to greenhouse on rear of existing detached double garage (G)

S6/1992/0271/FP Erection of detached double garage (G)

S6/1987/0433/GD Erection of an 11,000 volt overhead line for electricity supply (G)

### **POLICY:**

GB3 Development in the Metropolitan Green Belt

RA1 Development in the Green Belt

GB5 Extensions to Dwellings in the Green Belt

RA5 Extensions to Dwellings in the Green Belt

CR1 Landscape Conservation Area

Res Criteria 22 (Extensions to Dwellings)

Res Criteria 23 (Multi-storey Side Extensions)

### **REPRESENTATIONS:**

Essendon Parish Council has no objection to the proposals. No other representations have been received.

**DISCUSSION:**

The proposals have been assessed in terms of policy GB3 and GB5. The garage and green house buildings, although not an extension have already substantially increased the built form in this rural location. The proposed extension will add further to the dwelling itself. The extensions proposed, particularly when viewed in association with the garage are disproportionate to the size of the original dwelling. When considered alone they represent a 67% increase, however if including the garage and glasshouse as well it would represent a floorspace increase of 109%. The site is well screened from the road and surrounding area and therefore no adverse visual impact will result. In terms of the size and bulk however the proposals do not accord with policy GB3, GB5, RA1 or RA3.

In terms of the Council's Residential Criteria, the application is also not acceptable. The extension would not be subordinate to the original dwelling and does not reflect the design or character of the house through the introduction of a gabled roof. The extension would also visually unbalance the appearance of the dwelling. Due to its isolated location and position away from the road the extension will accord with all other aspects of this policy.

**RECOMMENDATION:**

I recommend that planning application S6/2003/1311/FP be refused.

**REASONS:**

1. The proposed extensions will result in a disproportionate increase in the size and bulk of the original dwelling and as such will harm the openness of the Green Belt contrary to policies GB3 and GB5 of the Welwyn Hatfield District Plan, Alterations No. 1, adopted March 1998 and policies RA1 and RA3 of the Welwyn Hatfield District Plan Review, Revised Deposit Version, published June 2002.
2. The proposed extensions are not subordinate to the original house and do not reflect the design or character of the original dwelling and as such will harm the appearance of the dwelling contrary to the requirements of policy Res Criteria 22 of the Welwyn Hatfield District Plan, Alterations No. 1, adopted March 1998 and Supplementary Design Guidance, Welwyn Hatfield District Plan Review, Revised Deposit Version, published June 2003.

**DRAWINGS:**

- 1/9/03
- Dwgs. 01, 02 & 03.