

ITEM NO: 6.1	<u>Location:</u>	Thatch End, Ashwell Road, Newnham, SG7 5JX
	<u>Applicant:</u>	Mr T Eames
	<u>Proposal:</u>	Single storey side extension following demolition of existing single storey lean-to and detached garage/store (as amended by plans received 1st July 2008).
	<u>Ref.No:</u>	08/00939/ 1HH
	<u>Officer:</u>	Naomi Reynard

Date of expiry of statutory period : 14 July 2008

Reason for Delay

Committee cycle

Reason for Referral to Committee

Parish Council objection contrary to officer recommendation.

1.0 Relevant History

- 1.1 Planning permission and listed building consent were granted on 27th November 1991 for a two storey side extension and insertion of new dormer in rear elevation.
- 1.2. Planning permission and listed building consent were granted on 16th October 2000 for an extension to the existing garage and the erection of a 1.8m high boundary fence.
- 1.3 Planning permission was granted on 27th July 2007 for a new vehicular access, the erection of a garden shed and re-positioned fencing. This was following a refused application for a similar proposal on 2nd May 2007.
- 1.4 Applications for planning permission and listed building consent were withdrawn in January 2008 for a two storey side extension following demolition of existing single storey lean-to and detached garage/store.

2.0 Policies

- 2.1 **North Hertfordshire District Local Plan No. 2 with Alterations**
Policy 6 - Rural Areas beyond the Green Belt
Policy 28 - House Extensions
- 2.2 **National Planning Guidance**
Planning Policy Guidance 15 - Planning and the Historic Environment

3.0 Representations

- 3.1 **Parish Council** - Comments received on 25th June 2007 raising the following objections:
 - The proposed extension more than doubles the solid structure fronting the high street and would severely damage the proportions and aspect of a listed

- building in a conservation area.
- Substantial and solid extension which would be higher than the existing garage would be out of keeping with the conservation area balance and sense of openness along the main street.
- Loss of light to and overdominance of neighbouring properties, rear path and the main street.
- Would limit access to the underground electricity cables along the path edge, which serve properties on The Green.
- Proposed extension would be too large for the small site and would damage the open layout of the village.
- Materials are inappropriate for this listed building and there are no residential structures comprising stained clapboarding along the main street.
- The Parish Council have already received several letters of objection to these revised plans from Newnham Village residents.

3.2 **Local residents/site notice and press publicity:**

Letters received from the neighbours at 5 and 7 The Green, Ashwell Road, with the following objections:

- Not in keeping with the listed cottage or nearby cottages.
- Materials would not match the host dwelling.
- Height and size of extension seems very large for the size of the plot.
- Loss of light to neighbouring properties.
- Noise during construction would affect neighbouring hypnotherapy practice.

4.0 Planning Considerations

4.1 **Site & Surroundings**

- 4.1.1 The property is a listed thatched cottage on the north east side of Ashwell Road.

4.2 **Proposal**

- 4.2.1 The proposal is for a single storey gabled side extension to replace the existing single storey side/rear lean-to extension and detached garage/store. The proposed extension would be approximately 4.4m in depth by approximately 8.4m in width by approximately 4.9m in height. During the course of the application amended plans were received which showed the windows to be reduced in depth as requested by the Conservation Officer and some minor ambiguities on the plans were corrected.

4.3 **Key Issues**

- 4.3.1 The key issues in the determination of this application are the impact of the proposals on the character of the Listed Building, the Conservation Area and neighbouring properties.
- 4.3.2 These applications follow extensive pre-application discussions after the previous applications were withdrawn. The main concerns with the previous scheme related to the impact of the proposal on the listed building and conservation area. The design advice given has been taken on board. The first floor element, specified in the previous scheme has been removed. This has affected a reduction in the ridge height, a reduction of the roof pitch and removal of the dormer window and a rooflight. The previously proposed chimney stack has also been removed. Also the proposal has been set back slightly in order to appear more subservient. During the course of the application the depth of the windows on the front elevation have been reduced so that they would relate better to the windows in the host dwelling. The Conservation Officer concluded that the proposal would preserve the special character of the listed building and preserve the character and appearance of Newnham Conservation Area thus complying with the provisions of

Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This is discussed in more detail on the listed building application. It is considered that the size of the proposal would be acceptable in relation to the host dwelling. The conditions suggested by the Conservation Officer are recommended below.

- 4.3.3 It is recognised that the existing cottage has been extended previously, including a two storey side extension on the other side of the cottage. However, the ground floor area of the proposal would be approximately 15 square metres less than the ground floor area of the garage and lean-to extensions it would replace. It is considered that the proposed extension would read as subservient to the main dwelling. The plans show that the proposed extension would be approximately 8.4m in width, approximately 1m off the boundary (which abuts the access pathway) and approximately 0.25m narrower than the existing garage. In my view the proposal would comply with Policy 28 (House Extensions), as it would be sympathetic to the existing house in height, form, proportions, window details and materials.
- 4.3.4 It is considered that the proposed extension would not have an adverse impact on the neighbouring properties. No. 8 The Green in particular has a shallow rear garden and the side wall of the proposed extension would be approximately 9m from the rear kitchen windows of no. 8. However, in my view the proposed extension would not result in a materially greater built impact on the neighbouring properties, given that the rear windows in no. 8 face an existing outbuilding (belonging to no. 7 The Green), the proposed extension would be offset from the rear of no. 8 and the proposal would replace the existing garage. Whilst the ridge of the proposed extension would be higher than the ridge of the existing garage and there would be a gable end facing the boundary, the plans indicate that the proposal would be approximately 3.9m shallower than the existing garage and approximately 0.25m further off the side boundary than the existing garage. The proposal would not result in a material loss of privacy to the neighbouring properties.
- 4.3.5 The proposal would result in an increase in the number of bedrooms to three and would result in the loss of the garage. However, planning permission was granted in July 2007 for a new vehicular access on the far side of the site. A condition of this planning permission was that the existing access in front of the existing garage should be closed off. The site has a parking area for at least two cars and a turning area, reached by the new access and this would be acceptable for a three bedroom property.
- 4.3.6 Turning to the other issues raised by the Parish Council and neighbours, noise during construction and impact on electricity cables are not planning matters. It is considered that the proposal would not have an unacceptable impact on the access path to the side. With regard to concerns about the creation a first floor, this element has been negotiated out of this scheme and planning permission would be required for any dormer windows and listed building consent would be required for the creation of a first floor.

4.4 Conclusion

- 4.4.1 In conclusion the proposed extensions and alterations would not have an adverse impact on the character of the Listed Building, the Conservation Area and neighbouring properties.

5.0 Legal Implications

- 5.1 In making decisions on applications submitted under the Town and Country Planning legislation, the Council is required to have regard to the provisions of the development plan and to any other material considerations. The decision must be

in accordance with the plan unless the material considerations indicate otherwise. Where the decision is to refuse or restrictive conditions are attached, the applicant has a right of appeal against the decision.

6.0 Recommendation

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

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting, approved documents and plans, or with minor modifications of those details which have previously been agreed in writing by the Local Planning Authority as being not materially different from those thereby permitted.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. A sample of the plain tile for the extension roof shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development hereby approved. The scheme shall be implemented in accordance with the approved sample.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance, setting or character of the listed building.

4. A sample of the weatherboarding including external finish shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development hereby approved. The scheme shall be implemented in accordance with the approved sample.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance, setting or character of the listed building.

5. Details of the external finish to all new window/door joinery shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development hereby approved. The scheme shall be implemented in accordance with the approved sample.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance, setting or character of the listed building.

6. The rainwater goods shall be black-painted cast iron or aluminium unless otherwise agreed and approved in writing by the local planning authority.

Reason: To ensure that the development will have an acceptable appearance

which does not detract from the appearance, setting or character of the listed building.

Reason for Decision

The extensions, hereby permitted, would have no adverse effect on the amenities of the neighbouring residential properties, the visual amenity of the locality or the appearance, setting and character of the listed building and, as such, complies with the relevant provisions of the development plan, as summarised below.

Summary of Development Plan Policies and Proposals relevant to the Decision:-

North Hertfordshire District Local Plan No 2 with Alterations

Policy 6 - Rural Areas beyond the Green Belt

Policy 28 - House Extensions