

<b>ITEM NO:</b> 6.3	<u>Location:</u>	<b>The Old Manse, Roe Green, Sandon, SG9 0QJ</b>
	<u>Applicant:</u>	<b>Mr P Webber</b>
	<u>Proposal:</u>	<b>Two storey rear extension and single storey side extension</b>
	<u>Ref.No:</u>	<b>08/00236/ 1HH</b>
	<u>Officer:</u>	<b>Naomi Gould</b>

**Date of expiry of statutory period :** 31 March 2008

**Reason for Delay**

Committee cycle

**Reason for Referral to Committee**

Parish Council objection contrary to officer recommendation.

**1.0 Relevant History**

- 1.1 A split decision was made on a planning application on 11 July 2005. Planning permission was granted with conditions for the change of use of agricultural land to garden. Planning permission was refused for the two storey side extension for the following reason:

***"The form and location of the proposed extension would have an adverse impact on the character and appearance of the Manse as it, together with the former church, forms part of the character and appearance of Roe Green Conservation Area. This element of the proposal is therefore contrary to Policy 20 of the District Local Plan No. 2 with Alterations."***

**2.0 Policies**

**2.1 North Hertfordshire District Local Plan No. 2 with Alterations**

Policy 28 - House Extensions

Policy 30 - Replacement or Extension of Dwellings in the Countryside

Policy 55 – Car Parking.

NHDC Supplementary Planning Document: Vehicle Parking Provision at New Development

**2.2 National Planning Guidance**

Planning Policy Guidance 15 - Planning and the Historic Environment

**3.0 Representations**

- 3.1 **Parish Council** - Objection received 5th March 2008:

***"My Council objects to this application and in arriving at this decision it wishes the District Council to take into account the following comments:- It has no objection to the west side development of a conservatory/extra downstairs room. However, it feels strongly that development at the back***

***(south). This does not enhance the building in a high profile conservation area. Neither is it conducive to the line of the building. There is additionally the problem of adequate parking for such a substantial development being adjacent to common land."***

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

Letter received on 28th February 2008 from The Chapel, Sandon with the following objections:

- Proposed first floor rear extensions would unbalance the property's fine architectural qualities and alter the character of the building. The building is a fine example of Mid-Victorian Chapel architecture which, combined with the proximity to the Chapel and the open view of the pair of them across Roe Green from the West, is quite possibly unique.
- Loss of daylight to their West facing kitchen and intrusion into aspect. Would require the light on in the kitchen more often.
- Loss of privacy to sitting room from the first floor landing window.
- No objections to the single storey side extension on the west side of the house.

Further letter received 17th March 2008 raising concern about the location of the site notice. The site notice was moved to a stake in front of the property.

Letter received on 5th March 2008 from Redfearns supporting the proposed extension.

## **4.0 Planning Considerations**

### 4.1 Site & Surroundings

- 4.1.1 The site is within the Conservation Area in the Roe Green area of Sandon.

### 4.2 Proposal

- 4.2.1 The proposal is for a two storey rear extension, which would in fact appear to constitute a first floor rear extension over the existing single storey rear extension and the addition of a brick skin to the existing ground floor. The proposal would also involve a single storey side conservatory extension.

### 4.3 Key Issues

- 4.3.1 The key issues in the determination of this application centre on the impact of the proposed extensions on neighbouring properties and the Conservation Area.
- 4.3.2 This application follows pre-application discussions, following refusal of a planning application for a two storey side extension.
- 4.3.3 The Conservation Officer made the following comments:

***The Old Manse together with the converted Church adjacent to it form prominent and important features of the Roe Green Conservation Area. This is both for their architectural appearance and historic interest.***

***In earlier proposals for The Manse, I made reference to the robust detailing and rectangular form of the building. Similar characteristics for the Church are intrinsic to the contribution that the buildings make together to the settlement. For the Old Manse, this has led to the recommendations against previously proposed small side extensions where scale disrupted the design and form of the house in an unsympathetic manner. Such additions would have stood out as alien in the appearance of the house in the conservation area and in its relationship to the former Church.***

***The proposed conservatory, in its overall size, could be considered a more prominent addition. However, as a flat-roofed structure its visual impact will be less than that of a smaller single storey addition with a pitched roof. By harmonizing with the proportions of the main building, this larger garden room creates the appearance of a more natural addition to the house and hence it draws less attention to itself than would smaller additions of more alien proportions. In addition, the proposed character of the extension as a conservatory/garden room relates well to the actual age of the house.***

***To the rear, the existing single storey extension compromises the four square character of the main block of the house. In this case the rear is the most unobtrusive of the building's elevations. The proportions achieved in the proposed two storey wing respect the existing building but in lower height and simplified design typical of Victorian dwellings.***

***Both extensions are also well subordinated to and respectful of the main block of the house by their setting within its quoins allowing these to remain the dominant features of the edges of the building.***

***Because of all the above considerations, I raise NO OBJECTIONS to this application. Because of their height, size, proportions, location, appearance and materials, the proposed extensions would respect, and so preserve, the character and appearance of the house as it contributes to Roe Green Conservation Area. Therefore, the proposal complies with the provisions of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.***

***To ensure that the development does have a satisfactory appearance, complementing the existing building and preserving the character and appearance of the conservation area, I would recommend conditioning facing materials, including brick bond, mortar and pointing appearance, and working drawings to show the detail of the cornice to the garden room and the appearance of all new windows, to include timber sections."***

- 4.3.4 I consider that the proposed extensions would comply with Policy 28 (House Extensions) of the Local Plan, as they would be sympathetic to the existing house, in height, form, proportions, window details and materials. The rear extension would not be highly visible from public views and the side extension would be largely screened by the existing hedge. Conditions have been recommended as suggested by the Conservation Officer.
- 4.3.5 The proposed extensions would comply with Policy 30 (Replacement or Extension of Dwellings in the Countryside) of the Local Plan, as the extensions would not in my view result in a size, scale and design out of keeping with the original building and give the effect of a new dwelling.
- 4.3.6 With regard to the impact of the two storey rear extension on the neighbouring property, 'The Chapel', a site visit has been carried out and the impact considered from the kitchen of this property. Whilst the neighbours' comments are noted, it is considered that the proposed two storey rear extension would not result in a material loss of daylight or sunlight to The Chapel or be unduly dominant in relation to that building. There is approximately 11m between the two properties and the proposed extension would be on the far side of the property and would have a relatively low ridge. The proposed extension would not extend significantly beyond the rear wall of The Chapel.

4.3.7 I note the neighbours' concerns about potential overlooking from the proposed landing window and have recommended a condition that the window be obscure glazed. I have also recommended a condition removing 'permitted development' rights for the insertion of any additional windows at first floor level in this elevation.

4.3.8 The proposals would result in an increase in the number of bedrooms from four to five. The property has space for two cars on the drive and one in the garage, which would be sufficient.

#### 4.4 **Conclusion**

4.4.1 The proposed extensions would not have any adverse impact on the pair of buildings, neighbouring properties or the Conservation Area.

### **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. **Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted, including brick bond, mortar and pointing appearance shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. The approved materials shall be implemented on site.**

**Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding conservation area.**

4. **Working drawings to show the details of the cornice to the garden room and the appearance of all new windows, to include timber sections, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. The approved materials shall be implemented on site.**

**Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding**

**conservation area.**

5. The window at first floor level on the north east elevation (facing The Chapel) of the two storey rear extension hereby permitted shall be permanently glazed with obscure glass .

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order) no windows other than that shown on the approved plans shall be installed above ground floor level on the north east elevation (facing The Chapel) of the two storey rear extension hereby permitted without the specific grant of planning permission by the Local Planning Authority.

Reason: To prevent new windows being installed that would overlook the neighbouring property and to enable the Local Planning Authority to exercise control over future alterations to this dwelling.

**Reason for Decision**

The extension, hereby permitted, would have no adverse effect on the amenities of the neighbouring residential properties, the visual amenity of the locality or on highway conditions in the vicinity of the site 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 28 - House Extensions

Policy 30 - Replacement or Extension of Dwellings in the Countryside

Policy 55 – Car Parking.