DELEGATED FILE NOTE

CASE OFFICER: ...Tom Donovan.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00736/FPH	Single storey rear extension following demolition of existing barn.	99 Mangrove Green Cockernhoe Luton Hertfordshire LU2 8QE

Submitted Plan Nos

Location Plan; 0642A

1.0 Policies

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

Policy 2 –Green Belt
Policy 3 – Settlements in the Green Belt
Policy 28 - House Extensions
Policy 30 – Replacement or Extension of Dwellings in the Countryside
Policy 55 - Car Parking Standards

1.2 **National Planning Policy Framework.**

Section 7 - Requiring good design
Section 9 – Protecting Green Belt land

1.3 **Emerging Local Plan 2011-2031 (Approved by Full Council 11th April 2017).**

SP5 – Countryside and Green Belt
D1 - Sustainable Design;
D2 – House extensions, replacement dwellings and outbuildings;
D3 – Protecting living conditions;
T2 – Parking

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development September 2011

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 **Public notice/ local residents**
Mrs Neal, 94 Mangrove Green
--Concerns regarding potential damage to trees, village green and access track.

Mrs Claridge, 100 Mangrove Green
--Noise and other nuisance due to building works;
--Removal of asbestos;
--Loss of light;
--Damage to village green;
--Potential disruption due to builders vehicles.

3.2 **Offley Parish Council**
Comments regarding:
--Damage to village green;
--Damage to neighbouring property;
--Removal of asbestos;
--Construction hours;
--Materials/waste to be kept within the curtilage of the site.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Single storey rear extension following demolition of existing outbuilding. The extension would have a flat roof element with a steep-pitched roof element beyond.

4.2 **Proposal**

4.2.1 99 Mangrove Green is a semi-detached property. The site is in the Green Belt.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:
--Whether the proposed development would be inappropriate development in the Green Belt and, if so, whether very special circumstances would exist which outweigh the harm by inappropriateness and any other harm.
--The acceptability of the design of the proposed extension and its resultant impact on the character and appearance of the area.
--The impact the proposed development would have on the living conditions of neighbouring properties.
--The impact that the proposed development would have on car parking in the area.

4.3.2 Green Belt – National Policy
The proposed extension would not be a disproportionate addition and is therefore not inappropriate development. The proposal accords with national policy in this regard.

4.3.5 Green Belt – Local Policy
Policy 2 requires proposals to be appropriate in the Green Belt and, given the proposal would not be inappropriate I consider that the development would indeed be appropriate. Moreover, significant visual impact would not result.

4.3.4 Policy 28 & 30 - Design and appearance
Policy 28 suggests that house extensions are generally acceptable providing they are *"...sympathetic to the existing house in height, form, proportions, window details and materials..."* and *"...pitched roofs are used where appropriate..."*

Policy 30 suggests that *"For existing dwellings anywhere in the countryside outside excluded or selected villages, the Council will normally refuse proposals for their replacement or extension if a materially greater impact would result. A landscaping scheme related to the surrounding will be expected. Also extensions will normally be refused if they result in a size, scale and design out of keeping with the original building and give the effect of a new dwelling."*

I am of the view that Policies 28 and 30 have broadly the same aims and that, in essence, for a scheme to compliant with Policy 28, it must also be compliant with Policy 30 and vice-versa.

In my view the proposed extension would have an acceptable design. The site is somewhat unique due to the presence of large outbuildings at the rear of each property. Were this not the case I would perhaps advocate a different approach to the design but the flat roof element relates to the flat roof element at the rear of the house whilst the steep-pitched roof section relates to the form and proportions of

the outbuilding at the adjoining property. The rear of the property currently has quite a poor visual appearance and, as such, I consider the proposal would be an improvement in this regard.

The proposed development would be compliant with the relevant local and national planning policy as it relates to house extensions and design.

4.3.5 Impact on neighbouring properties

The flat roof element immediately to the rear is modest and therefore unobjectionable. The steep-pitched roof section would have a more significant impact no doubt, however, the existing outbuilding is already quite large and I question how much more of an impact the extension would have than the existing. Accordingly it is my view that the additional impact caused by the extension would be minimal. Moreover, I am uncomfortable in objecting to this proposal due to the presence of the large outbuilding at the rear of no.100 Mangrove Green as this arguably sets a precedent for the erection of a similar building here as is the case. Overall, whilst the proposal may have some impact, I do not consider that it would cause significant harm to the living conditions of the adjoining property or any of the other neighbouring properties.

4.3.6 Car parking

The proposed development would not trigger the requirement for additional car parking to be provided within the application site.

4.3.7 Other matters

A number of other matters have been drawn to my attention. However many of these are not material to the decision and therefore are not able to be attributed any weight. That said, I think it is appropriate to include several informatives to cover some of these matters. These cover matters such as construction hours, storage of building and waste materials, and safe removal of asbestos.

4.4 **Conclusion**

4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission should be **GRANTED.**

5.0 **Recommendation**

5.1 That planning permission is **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 listed above.

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

Proactive Statement:
Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Informative/s:

1) Hours of construction
Construction operations related to the development should occur only between the following hours: 0800-1800 Monday to Friday, 0800-1300 on Saturdays, no working on Sundays and Bank Holidays.

2) Asbestos removal
A suitably qualified person/contractor should be appointed to ensure the safe removal of any and all asbestos required to be removed as part of the development.

3) Storage of building and waste materials
Building and waste materials should be stored within the application site at all times.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 11 May 2018	