

<b>3. REGISTERED NUMBER:</b>	5/2010/0128 FULL
<b>APPLICANT:</b>	Mr Kevin Bishop
<b>PROPOSAL:</b>	Two storey front extension, front porch and rear conservatory (resubmission following refusal of 5/09/1858)
<b>SITE:</b>	Norfolk House 51 Napsbury Lane St Albans AL1 1DU
<b>DATE OF APPLICATION:</b>	22/01/2010
<b>HISTORIC BUILDING GRADE:</b>	None
<b>CONSERVATION AREA:</b>	None
<b>DISTRICT PLAN REVIEW:</b>	Metropolitan Green Belt

<b><u>RECOMMENDATION</u> REFUSE</b>
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## **Background**

No. 51 is a two storey, detached property located on the north side of Napsbury Lane, which lies within the Metropolitan Green Belt. The property has previously been extended.

## **The Proposal**

The application proposes:-

- a two storey front extension measuring 6.6m x 2.5m at ground floor and 3.9m x 2.5m at first floor level;
- a rear conservatory measuring 5.3m x 3.8m.

This current application proposes the same development as that refused under application no. 5/09/1858.

## **Relevant Planning Policy**

St. Albans District Local Plan Review 1994:

POLICY 1	Metropolitan Green Belt
POLICY 13	Extension or Replacement of Dwellings in the Green Belt
POLICY 39	Parking Standards, General Requirements
POLICY 40	Residential Development Parking Standards
POLICY 69	General Design and Layout
POLICY 72	Extensions in Residential Areas

SPG: Residential Extensions and Replacement Dwellings in the Green Belt (May 2004)

## **Relevant Planning History**

5/09/1858 Two storey front extension and rear conservatory and alterations to storm porch. Refused on 20.11.09 for the following reason:-

1. The application site is located in the Metropolitan Green Belt wherein there is strict control over the extension and alteration of existing dwellinghouses. The proposed extension would amount to a disproportionate addition over the size of the original dwellinghouse when the amount the dwelling has already been extended is taken into account. The proposal would therefore be detrimental to the open character of this rural Green Belt area contrary to the aims of Policies 1 (Metropolitan Green Belt) and 13 (Extensions or Replacement Dwellings in the Green Belt) of the St Albans District Local Plan Review 1994.

5/98/1006 First floor rear, ground floor front and single storey side and rear extension. Granted 24.7.98.

5/91/0999 First floor rear extension. Granted 22.7.91.

12505 Single storey rear extension. Granted.

### Reason for Call-In for Determination by Committee

The application was called in by Councillor Donald if officers are minded to refuse for the following reasons:-

- The planning application does not impinge on the openness of the Green Belt.
- Other properties in the vicinity have had larger extensions without affecting the openness of the Green Belt.

### Representations

#### Adjoining Occupiers

Nos. 47, 49, Little Willows, 53, 45 Napsbury Lane, St Albans were notified on 4.2.09. Any representations received will be reported at the Committee.

### Discussion

The main issues for consideration are impact on the Green Belt and any very special circumstances, effect on neighbours and highways.

#### Impact on the Metropolitan Green Belt

The application site is located within the Metropolitan Green Belt wherein there is strict control over the amount a dwellinghouse can be extended. The existing dwelling has been extended to 55% above the original floor area in the form of a two storey rear extension and outbuilding. The extension proposed in this application would amount to a floor area increase of 89% and a volume increase 333 cubic metres. This resubmission is exactly the same development proposed in the previously refused application, reference 5/09/1858.

When assessed against the 90m<sup>3</sup> to 180m<sup>3</sup> range and 40% maximum limit imposed by the 2004 Green Belt SPG, the extension is in excess of the higher end of the ranges, which would therefore result in a development that would be a disproportionate addition over the size of the original dwelling. Furthermore, an increase of 89% would result in a dwelling of significantly larger and different character to the original. A disproportionate addition to the

dwelling would be inappropriate development in the Green Belt and therefore harmful to the openness of the Green Belt.

A number of other properties in the surrounding area have been extended considerably, however, these extensions were granted permission prior to the 2004 SPG.

Nos. 61 and 63 have recently been granted first floor side extensions that result in an increase above the original floor area of 80% and 104% respectively. Nevertheless, each application is judged on its own merits and in this instance this resubmission proposes the same development as the previous refusal with no change in circumstances and remains contrary to Policies 1 and 13 of the District Plan, the SPG and PPG2.

### Impact on Neighbours

The two storey front extension will not result in an overbearing impact on the neighbouring property, No. 49, which has a side extension. The proposed extension will not intrude into a 45 degree visibility zone from this neighbour's nearest ground floor window and will not result in loss of light.

The rear conservatory will extend 3.7m deep, however, it will be inset from the common boundary with No. 49 by 1m, preventing an adverse impact. Furthermore, No. 49 is on a higher ground level than the application site further reducing any potential impact.

### Highways

The existing garage will remain and there is sufficient room for parking a minimum of three vehicles to the front of the property. The application complies with Policies 39 and 40 of the District Plan.

### Comment on Town/Parish Council/District Councillor Concern(s)

Each case is required to be assessed on its own individual merits. The issues are addressed in the above appraisal.

### Conclusion

In conjunction with previous extensions, the proposed development would result in a disproportionate addition above the original dwelling, resulting in a dwelling of significantly larger and different character. A disproportionate addition to the dwelling would be inappropriate and therefore harmful to the openness of the Metropolitan Green Belt. This resubmission proposes the same development as previously refused and has not overcome the previous reason for refusal. The proposed development is contrary to the provisions of Policies 1 and 13 of the St Albans District Local Plan Review 1994, SPG – Residential Extensions and Replacement Dwellings in the Green Belt and PPG2.

### **Recommendation - REFUSE**

#### Reasons:

1. The application site is located in the Metropolitan Green Belt wherein there is strict control over the extension and alteration of existing dwellinghouses. The proposed extension would amount to a disproportionate addition over the size of the original dwellinghouse when the amount the dwelling has already been extended is taken into account. The proposal would therefore be detrimental to the open character of this rural

Green Belt area contrary to the aims of Policies 1 (Metropolitan Green Belt) and 13 (Extensions or Replacement of Dwellings in the Green Belt) of the St. Albans District Local Plan Review 1994.

Informatives:

This determination is based on the following information and drawings: Design statement, Site plan, EXT2.A, EXT 3, EXT1.A

1. This determination was based on the following drawings and information: drawing nos. EXT1.A, EXT2.A, EXT 3, site location plan, Design Statement (received 18.1.10).

**Drawing Nos:** Design statement, Site plan, EXT2.A, EXT 3, EXT1.A

**O.S. Grid Reference:** 516447.83 204970.05

**Decision Notice Code:** R1

**LOCAL GOVERNMENT ( ACCESS TO INFORMATION ) ACT 1985**

**Officer :  
Jacqui Ansell**

<http://www.stalbans.gov.uk/environment-and-planning/planning/planning-applications/plan-images/2010/0000/0100/520100128/520100128.pdf>