

Planning Statement

Planning Application

Erection of extensions and a triple bay garage

Myrtle House, Nottingham Road North, Heronsgate, Chorleywood
WD3 5DB

DLA Ref: 22/140

April 2022

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1.0 INTRODUCTION

1.1.0 Background

1.1.1 This report relates to a planning application for the erection of extensions and a triple bay garage at Myrtle House, Nottingham Road North, Heronsgate WD3 5DB.

1.2.0 Scope

1.2.1 This document comprises an overarching Planning Report. Sections 2 to 4 consider the physical, economic, social and historical context of the site, identifying the relevant local, regional and national planning policy framework; and Section 5 sets out the details of the proposal. All these sections inform the evaluation of the proposal in Section 6 against the identified planning policy framework. The overall conclusions are set out in Section 7 and which are summarised below at paragraph 1.3.0.

1.3.0 Summary

- The extensions are not considered to be a disproportionate addition over and above the original size of the dwelling and therefore would preserve the openness of the Green Belt.
- The scope and scale of the application proposals are sympathetic in design terms to both the dwelling on the application site and the wider conservation area setting.
- The proposal would provide adequate amenity for neighbouring and current occupiers.
- The proposal would provide adequate parking and would not result in any detriment to highway safety.

2.0 SITE & CONTEXT ANALYSIS

2.1.0 Location

2.1.1 The application site is in Herongate and is situated on the east side of Nottingham Road North. Chorleywood Station is some 1.3km to the north-east.

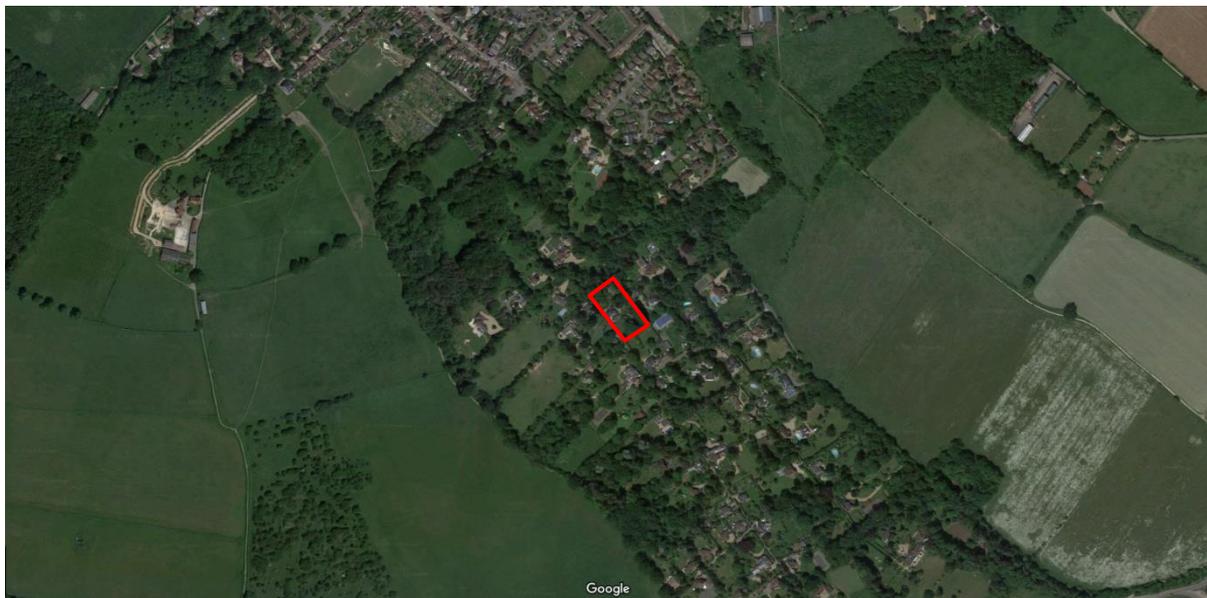


Figure 1: Location of the application site

2.2.0 Application Site

2.2.1 Myrtle House is not a statutorily listed building, nor has it been formally added to the local list of significant buildings prepared by the Council in 2000. However, the dwelling is identified for inclusion on the local list in the 2014 Conservation Area Appraisal. It is described thus:

“Myrtle Cottage, Nottingham Road Two storey with bay windows to either side of central door; hipped slate roofs. The original Chartist house has now been subsumed within later 19th C. extensions, the small wing to the left-hand side may give an indication of the scale of the original cottage.”

2.2.2 The current house is a two-storey structure with white smooth and roughcast finishes under a hipped slate roof with wide overhanging eaves and flat roofed additions to the south side. The footprint, internal form and external appearance all indicate a much altered and enlarged dwelling, although very largely unchanged from the building illustrated on the 1922 conveyance plan.

2.2.3 The house retains the double fronted design of the early cottage but to this has been added a first floor and projecting two storey bay windows either side of an added projecting, enclosed front porch. The proximity of the building to the front boundary of the site with the

retained historic boundary hedgerow frustrates the capture of an image of the full front elevation.

2.2.4 It is considered likely that there have been three periods of adaptation of the original Chartist cottage. The first being the major expansion of the dwelling both upwards and to the rear in two wings in the later C19th. There is also a single storey extension to the north side of the front of the building as well. The third period of addition involves the single and two storey additions to the south side. Stylistically, given the window design, it is thought that the latter are likely to date from the early C20th including a modification of the Victorian extensions.

2.2.5 The former plot land around the house is now a mature garden characterised by trees and enclosing hedgerows. To the north of the dwelling a 1.5-storey height stables outbuilding is retained. This also appears to date from the time of the C19th expansion of the dwelling. It is white painted and constructed of corrugated metal with a similar metal roof. It was evidentially constructed for use as a stable and carriage storage. Other former chartist outbuildings still located to the immediate rear of the house in 1922 have since been demolished with only vestiges of walls remaining below the gravel surface to the rear of the house. The summer house and aviary on the 1922 plan remain.

2.3.0 **Context**

2.3.1 The application site forms part of the Heronsgate Conservation Area which corresponds to the extent of the Chartist settlement established by Fergus O'Conner. The Conservation Area is remarkable for retaining the general form of the settlement, the boundaries are intact, and the highways are identifiable as originally laid out. The original buildings have altered over time and additional buildings have been added but the maintenance of the boundary hedgerows, which are a key and defining feature of the landscape, in addition to the development of mature planting serves to preserve the feeling of 'otherness' or separation of the Conservation Area.

2.3.2 The desirability of the area as a place to live in the late C19th saw the physical alteration of the original cottages into larger family houses as has occurred on the application site. This development has continued in the C20th. The immediate environs of the application site represent the continuation of the feeling of green enclosure characteristic of the Conservation Area as a whole.

2.3.3 A more detailed analysis of the site, history and surrounding area is provided in the supporting Heritage Statement.

2.4.0 **Proposals Map Notation**

2.4.1 The application site is located within the Heronsgate Conservation Area which was designated By Three Rivers District Council on 11 February 1993. It forms a distinct low-density area of housing in the Green Belt, adjacent to Long Lane, to the south of Chorleywood and adjacent to Junction 17 of the M25.

3.0 RELEVANT PLANNING HISTORY

3.1.0 Application Site

3.1.1 There is no relevant planning history for the application site post 1st July 1948 and therefore the house and the 1.5-storey stables outbuilding are considered to be the 'original building'. The history of the application site before 1948 has been provided in the supporting Heritage Statement.

3.2.0 Other Relevant Sites

3.2.1 Heron Cottage, Stockport Road, Heronsgate WD3 5DD – Certificate of Lawfulness Proposed Development: Erection of detached garage (LPA Ref: 17/0935/CLPD). Approved on 24th May 2017.

3.2.2 School House, Nottingham Road, Heronsgate WD3 5DP – Single storey side and rear extension, first floor side extension and alterations to fenestration (LPA Ref: 21/0682/FUL). Approved on 19th May 2021.

3.2.3 The End House, Cherry Tree Lane, Heronsgate WD3 5DW – Demolition of existing single storey side/rear extensions and erection of single storey front extension, two storey rear extension and single storey rear canopy (LPA Ref: 18/1793/FUL). Approved – 31st October 2018.

3.2.4 Planning permission granted for garages/outbuildings can also be found at these properties in Heronsgate:

- Amber Amberleigh, Halifax Road, Heronsgate WD3 5DF (01/01155/FUL)
- The Limes, Bradford Road, Heronsgate WD3 5DA (05/1650/FUL)
- Hope Lodge, Bradford Road, Heronsgate WD3 5DA (14/1112/FUL)
- The Bower House, Long Lane, Heronsgate WD3 5DG (04/0167/FUL and 08/0749/FUL)
- Pinecroft, Stockport Road, Heronsgate WD3 5DD (07/0015/FUL, 09/1029/FUL, 13/0418/FUL)
- The Orchard, Nottingham Road, Heronsgate WD3 5DB (00/00911/FUL)
- Hunters Moon, Halifax Road South, Heronsgate WD3 5DF (8/54/77)
- Chorheron, Halifax Road, Heronsgate WD3 5DE (07/0287/FUL and 13/2122/FUL)
- Daphnes, Nottingham Road, Heronsgate WD3 5DN (05/1853/FUL)
- The Berry Cottage, Cherry Tree Lane, Heronsgate WD3 5DW (8/231/75)
- Rosecot, Nottingham Road, Heronsgate WD3 5DL (01/01590/FUL)
- Penny Firs, Halifax Road Heronsgate WD3 5DF (8/132/74)
- White Gates, Nottingham Road, Heronsgate WD3 5DL (01/01673/FUL)
- Ladywalk, Long Lane, Heronsgate WD3 5DH (17/1413/FUL)

- Farfield, Nottingham Road, Heronsgate WD3 5DP (8/888/85)
- Stanmore Lodge, Nottingham Road, Heronsgate WD3 5DN (8/657/82)

4.0 POLICY CONTEXT

4.1.0 National Policy / Guidance

4.1.1 The National Planning Policy Framework (NPPF) 2021, sets out the Government's planning policies for England. The following sections are considered directly relevant:

- Achieving Sustainable Development (Section 2);
- Decision-making (Section 4);
- Achieving well-designed places (Section 12);
- Protecting Green Belt Land (Section 13); and
- Conserving and enhancing the historic environment (Section 16).

4.2.0 Development Plan

4.2.1 This comprises the Core Strategy 2011, the Development Management Policies 2013 and the Site Allocation LDD 2014.

4.2.2 Core Strategy 2011

Policy No.	Title
CP1	Overarching Policy on Sustainable Development
CP11	Green Belt
CP12	Design of Development

4.2.3 Development Management Policies 2013

Policy No.	Title
DM1	Residential Design and Layout
DM3	The Historic Built Environment
DM6	Biodiversity, Trees, Woodland and Landscaping
DM13	Parking

4.3.0 Supplementary Planning Guidance / Documents

- Extensions to Dwellings in the Green Belt

5.0 DESCRIPTION OF DEVELOPMENT

- 5.1.0 The application proposal includes details of a scheme to modernise and extend the existing dwelling in a manner that unifies the current disparate design elements and a proposal to build a new outbuilding to serve as a garage.
- 5.1.1 The extensions to the house will include the provision of a first floor addition above the existing single storey north wing, with a pitched, hipped, slate roof; the replacement of the existing flat roof with a pitched and hipped slate roof over the existing two storey south wing; a two storey addition to the rear, east facing elevation, including a two storey projecting bay window; the enlargement of the existing single storey lean-to extension with new timber external door and sash window; reconfiguration of the roof of the existing flat roofed single storey addition on the south elevation to include a glazed lantern light behind a parapet with stone coping.
- 5.1.2 The works will include the rationalisation of window design with the use of painted timber sliding sash casements throughout, with stone sills. Recessed blind windows will be inserted at first floor level into the proposed and existing flank extensions to provide balance to the front elevation. The existing various roughcast render finishes will be removed and replaced with a smooth lime render. These works will enable the application of an insulated finish to the exterior walls to improve insulation throughout. The deep oversailing eaves will accommodate this addition with minimal impact on the external appearance of the building.
- 5.1.3 The existing flat roofed projecting porch with balcony above and opening doors will be removed. A new window opening fitted with a sliding sash window to match those existing and proposed will be centred over the entrance door. A new 6 panel, painted timber front door with raised and fielded panels in a timber frame and glass fanlight will be inserted in the existing internal doorway. A painted timber doorcase of classical design, incorporating moulded pilasters and reveal linings with a lead roofed canopy and brackets will be fitted around the opening.
- 5.1.4 A new garage will be constructed on the area of lawn to the north of the house. It will be served by the existing vehicular access to the site. The single storey building will have a horizontal, timber boarded finish to the walls under a slate roof. There will be three pairs of timber doors with vertical boards. All existing boundary hedgerows will remain intact.
- 5.1.5 The existing stable building will be retained and repaired.

6.0 **PLANNING CONSIDERATIONS**

Based on the analysis set out in Sections 2 to 5, I consider that the application proposal raises the following issues, which I will consider in turn below:

1. Principle
2. Layout & Design
3. Highway Safety & Access

6.1.0 Issue No 1: Principle

6.1.1 Green Belt

Paragraph 137 of the NPPF states that the fundamental aim of the Government's Green Belt policy is to prevent urban sprawl by keeping land permanently open, and identifies the essential characteristics of the Green Belt as being their openness and permanence. To this end paragraph 147 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

6.1.2 Notwithstanding this, paragraph 149 confirms that whilst the construction of new buildings in the Green Belt should be regarded as inappropriate, there are number exceptions to this, and which includes the following:

“the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original dwelling”

6.1.3 This position is echoed in Policy DM2 of the Local Plan which states that:

“Extensions to buildings in the Green Belt that are disproportionate in size (individually or cumulatively) to the original building will not be permitted. The building's proximity and relationship to other buildings and whether it is already, or would become, prominent in the setting and whether it preserves the openness of the Green Belt will be taken into account.”

6.1.4 It also goes on to say that the Council will only support the provision of ancillary buildings in the Green Belt where it can be demonstrated that the development would:

“i) be of a scale and design clearly subordinate to the dwelling and of a height and bulk such that the building would not adversely affect the openness of the Green Belt

ii) be sited in an appropriate location that would not be prominent in the landscape and would not result in the spread of urbanising development

iii) avoid features normally associated with the use of a building as a dwelling such as dormer windows.”

6.1.5 The Council's Supplementary Planning Guidance: Extensions to Dwellings in the Green Belt stipulates that Applications for residential extensions in the Metropolitan Green Belt will normally be unacceptable unless both the **Openness of Green Belt** and **Percentage Increase in Original Floorspace** criteria are satisfied. Extensions resulting in a cumulative increase in floorspace of over 40% compared with the original dwelling will normally be unacceptable.

In assessing percentage increases, the base for calculations will be the original floorspace of the dwelling when built, or as at 1948 (the date of the introduction of modern planning legislation) if built before that date.

6.1.6 *Percentage Increase in Original Floorspace*

In order to aid the assessment of the proposal's appropriateness, the table below shows the percentage change in the floorspace and volume over and above the original dwelling of the proposed extensions and triple-bay garage. It should be noted that single-storey stable outbuilding adjacent to the property was built prior to 1st July 1948 and therefore should be considered as part of the 'original building', as set out in Paragraph 11 (b) of the Supplementary Planning Guidance.

	Original*	Cumulative Total (with proposed)	Percentage Increase
Floorspace	286 m ²	381 m ²	33%
Volume	1,295 m ³	1808 m ³	40%

*Original includes the existing single-storey stable outbuilding adjacent to the dwellinghouse

6.1.7 The proposed extensions would create only 33% in additional floorspace over the original dwelling and would therefore not exceed the 40% limit set by the Supplementary Planning Guidance. On this basis it is considered that the proposals would not result in disproportionate additions over and above the size of the original dwelling.

6.1.8 *Openness of Green Belt*

In considering the impact on the openness of the Green Belt the Council's Supplementary states that each criteria should be satisfied. An assessment of the proposals against each criteria has been made below:

"a) Extensions at first floor level or above (except for dormer windows) should not significantly extend the width of the original building or in any other way make the building more prominent by virtue of its bulk and/or design. Subject to no adverse impact on neighbours, rear extensions will normally be viewed more favourably than side extensions. Extensions to isolated dwellings in the countryside will be judged on their own merits given site circumstances, as in some instances side extensions may be preferable to rear extensions."

None of the proposed extensions above ground floor level increase the width of the property such that there should be no issue in this regard. The proposed first-floor side extension

would be above an existing ground-floor addition and therefore would not increase the building's width.

"b) Single storey side extensions will normally be viewed as adversely affecting the openness of the Green Belt, if side extensions result in more than 80% of the frontage being covered by buildings. Otherwise, single storey extensions would not normally be considered to impact on the openness of the Green Belt."

The application site is a spacious plot and measures some 90m in width. The addition of a first-floor side extension and triple-bay garage would retain this spaciousness been neighbouring properties and does not amount to more than 80% of development across the frontage.

"c) Dormer windows proportionate to the existing building, and with glazing covering the full frontage other than side framing, will not normally be viewed as adversely affecting the openness of the Green Belt."

No dormer windows are proposed.

"d) increases in ridge height, apparent bulk of roof and/or replacement of a storey at least partially contained in the existing roof, by a full storey will normally be considered to adversely effect the openness of the Green Belt."

The proposals include a first-floor side and two-storey rear extensions which add to the level of built-form at roof level. However, these additions have been designed to remain below the maximum ridge height of the existing roof and are therefore read as subservient additions to respect the dwelling's historical significance. It should also be noted that the footprint of the proposed two-storey rear extension is sited largely on the location of the two former outbuildings where its footings are still evident.

6.1.9 Policy DM2 only supports ancillary buildings if they would:

"i) be of a scale and design clearly subordinate to the dwelling and of a height and bulk such that the building would not adversely affect the openness of the Green Belt.

ii) be sited in an appropriate location that would not be prominent in the landscape and would not result in the spread of urbanising development.

iii) avoid features normally associated with the use of a building as a dwelling such as dormer windows."

The proposed garage would be sited in an appropriate location that is within 7m of the host dwelling to contain the spread of development and ensure it is closely related to existing development. Given its single-storey scale and flank relationship to the road frontage, it would not erode the open and spacious character between the dwellings on Nottingham Road North. In addition, the scale of the proposed outbuilding would not appear disproportionate to the main dwellinghouse. Whilst some views of the proposed building would be readily visible from the street scene, it is not considered that they would be harmful to the openness of the Green Belt in these circumstances. There are examples of other properties within Heronsgate that have obtained planning approval for detached garages and outbuildings, as set out in the Planning History section of this report.

- 6.1.10 In light of the above, the proposals are not considered to be a disproportionate addition over and above the original size of the dwelling and therefore would preserve the openness of the Green Belt in accordance with paragraph 149 of the NPPF, Policy DM2 of the Local Plan and the Supplementary Planning Guidance.

6.2.0 Issue No 2: Layout & Design

6.2.1 Heritage, Character & Appearance

6.2.2 Policy CP1 of the Core Strategy seeks to promote buildings of a high enduring design quality that respect local distinctiveness. Policy CP12 of the Core Strategy states that in seeking a high standard of design the Council will expect development proposals to *“have regard to the local context and conserve or enhance the character, amenities and quality of an area”*.

6.2.3 The application site sits within the Heronsgate Conservation Area and therefore the Heronsgate Conservation Area Appraisal (2012) and Policy DM3 of the Development Management Policies LDD are relevant. Policy DM3 sets out that within Conservation Areas, development will only be permitted if the proposal is of a scale and design that preserves or enhances the character and appearance of the area.

6.2.4 Policy DM1 and Appendix 2 of the Development Management Policies document set out that development should not have a significant impact on the visual amenities of an area. Development should not be excessively prominent and should respect the existing character of the dwelling, particularly with regard to roof form, positioning and style of windows and doors, and materials.

6.2.5 A full assessment of the proposals compliance with the above Policies has been set out in the supporting Heritage Statement, which concludes that:

The scope and scale of the application proposals are sympathetic in design terms to both the dwelling on the application site and the wider Conservation Area setting. The proposed outbuilding can be assimilated into the site without any detriment to the setting of the listed building or appearance of the wider area. The overall improvement to the site resulting from the package of works will result in an enhancement of the Conservation Area in accordance with national planning policy requirements.

6.2.6 The proposal would therefore be in accordance with to Policies CP1 and CP12 of the Core Strategy, Policies DM1, DM3 and Appendix 2 of the Development Management Policies document, the Heronsgate Conservation Area Appraisal and the provisions of the NPPF.

6.2.7 Impact on Neighbouring Amenity

6.2.8 Policy CP12 of the Core Strategy states that development should *“protect residential amenities by taking into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space”*. Policy DM1 and Appendix 2 of the Development

Management Policies document set out that extensions should not result in loss of light to the windows of neighbouring properties nor allow overlooking, and should not be excessively prominent in relation to adjacent properties. The guidance within Appendix 2 states that two storey rear extensions should not generally intrude a 45 degree splay line drawn across the rear from the point on the boundary level with the rear wall of the adjacent property.

6.2.9 Myrtle House is set within a spacious plot and is some 50m from the nearest residential dwelling. Given the distances involved the proposed extensions or garage would not have any impact on the residential amenity of neighbouring occupants in accordance with Policies CP1 and CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the Development Management Policies LDD.

6.2.10 Rear Amenity Space

6.2.11 Policy CP12 of the Core Strategy states that development should take into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space. Appendix 2 of the Development Management Policies LDD states that *“amenity space must be provided within the curtilage of all new residential developments”*. Given the substantial plot on which the application dwelling is located, it is considered that ample amenity space would be retained.

6.3.0 **Issue No 3: Highway Safety & Access**

- 6.3.1 Policy DM13 of the Development Management Policies LDD requires development to make provision for parking in accordance with the parking standards set out at Appendix 5 of the Development Management Policies LDD. The proposal would not result in any additional bedrooms to the application dwelling and the parking situation would therefore remain unaltered.

7.0 CONCLUSIONS

7.1.0 Background

7.1.1 This report relates to a planning application for the erection of extensions and a triple bay garage at Myrtle House, Nottingham Road North, Heronsgate. The proposal is promoted in the following circumstances:

- The extensions are not considered to be a disproportionate addition over and above the original size of the dwelling and would be limited when measured against the total floorspace of the existing property in accordance with Paragraph 149 of the NPPF, Policy DM2 of the Local Plan and the Supplementary Planning Guidance. Therefore, the proposed development would not have a detrimental impact on the openness and visual amenity of the Green Belt.
- The scope and scale of the application proposals are sympathetic in design terms to both the dwelling on the application site and the wider conservation area setting. The proposed outbuilding can be assimilated into the site without any detriment to the setting of the listed building or appearance of the wider area. The overall improvement to the site resulting from the package of works will result in an enhancement of the Conservation Area. The proposal would therefore be in accordance with Policies CP1 and CP12 of the Core Strategy, Policies DM1, DM3 and Appendix 2 of the Development Management Policies document, the Heronsgate Conservation Area Appraisal and the provisions of the NPPF.
- The proposal would not harm the amenities of neighbouring occupiers and would retain more than sufficient rear amenity for the current occupiers in accordance with Policies CP1 and CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the Development Management Policies LDD.
- The proposal would provide adequate parking and would not result in any detriment to highway safety in accordance with Policy DM13 of the Development Management Policies LDD and the parking standards set out at Appendix 5.

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