

REPORT WORKSHEET

Application Number: 4/01861/97/FHA
Application for Proposal: Full Householder Application
EXTENSIONS TWO STOREY SIDE AND SINGLE STOREY REAR
Location: THE ROOKERY, LANGLEY ROAD,
CHIPPERFIELD, KINGS LANGLEY,
HERTFORDSHIRE, WD4 9JH
Expected Decision Level: Delegated
Team: Team 2
Case Officer: Jane Custance

Registration Date: 28/11/1997
Expiry Date: 22/01/1998
Target Date:

Date Sent to Parish Council:
Date Replied:

Consultation Notes:

Site Visit Notes:

Officers Report:
Site Visit Notes:

Officers Report:

The application site is located within the MGB and a Landscape Conservation Area.

The proposal involves the erection of a two storey side extension and single storey rear extension.

4/967/96 → A previous application for a large side extension was refused on Green Belt grounds in September 1996. A subsequent appeal against the refusal was dismissed.

The main issue in this case is whether the proposed extension can be considered to be limited in size, and thus whether the proposal represents appropriate development in the Green Belt.

As originally built The Rookery has a floor area of 128.9sqm. A small lean-to and detached garage were erected at the site prior to 1948. The total floor area of pre-1948 buildings at the site is 154.9 sqm. The house was extended in 1976 via the erection of a two storey rear extension (31.1sqm).

The floor area of the currently proposed extensions is 77.4sqm. The lean-to and garage will be demolished to accommodate the development. The net increase in floorspace is therefore 51.4sqm. The net area of extensions is 82.5sqm (proposed and existing). The percentage increase in floorspace is 53.26%. In my opinion this