

Submission by residents of Marlins Turn presented on their behalf by Cllr Roger M Taylor, Councillor for Gadebridge Ward,

It is acknowledged that this is an amended scheme from one originally started in late October 2014.

The original application was refused because “The proposed development by virtue of its design, layout, site coverage, scale, height and bulk fails to respect adjoining properties and the character of the street scene. The proposal is therefore contrary to Policy CS12 of the Dacorum Core Strategy 2013 and is recommended for refusal”.

This amended scheme must therefore concur with the original in all other respects other than to satisfy the areas covered in the original refusal.

Consequently we ask the panel to consider in their deliberations whether this scheme so complies and if it does to record in the minutes an unreserved and unconditional confirmation that it is so.

If the panel cannot so confirm and concur then the incompatible differences need to be taken into account for all the reasons stated, individually and jointly, in the adjacent neighbours’ letters of complaint.

For example, the exterior has been redesigned to satisfy the planning officers concerns in the original application

re effects on appearance of building and impact on the street scene. They were the first considerations in the officer's declination report refusing the application on 27 April 2014. In your bundle before you this is detailed on page 48.

However, in the original refusal, there is reference to impact on neighbour amenity. The original new house was to be built 13.5 meters away from the front elevation of 105 and it was considered not to invade on their privacy. The new application states the new house is to be built closer to 105 and numbers 107 and 129 are also mentioned on page 49 of your bundle. Is the panel happy to endorse these anomalies from the first application?

HCA 6 includes principles for "Front gardens and forecourts" and "Private landscaping." Both these sections do not appear to be considered on this revised application. Within the front gardens and forecourts principles it states conversion of front garden areas to vehicle hard standings is discouraged. In the case of new developments (viz. The application being considered this evening) front gardens common in size and layout to nearby and adjacent dwellings should be provided.

Equally, car parking was referred to in the original and (on page 50 of your bundle) this seems to have been covered. However, there appears to be an anomaly where the garden car parking is to be for two cars, each

space 2.4 meters wide (as is stated in the HAC6 recommendation) but the total width of the new development is 4.8 meters. How would this accommodate access to the front door or indeed wheelchair/disabled access?

Equally, the original refused application included officer comment that the “.. development would provide an extension filling the whole width to the boundary and not be subservient to the parent dwelling or the pair of semis..” We submit this still applies.

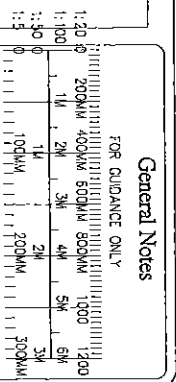
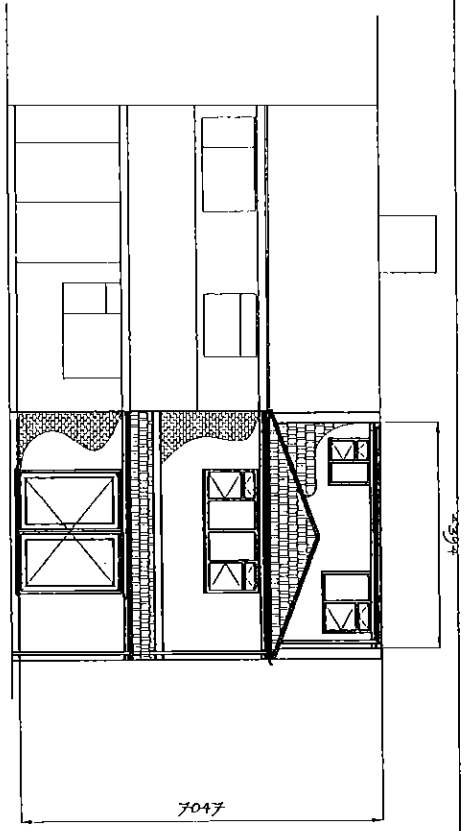
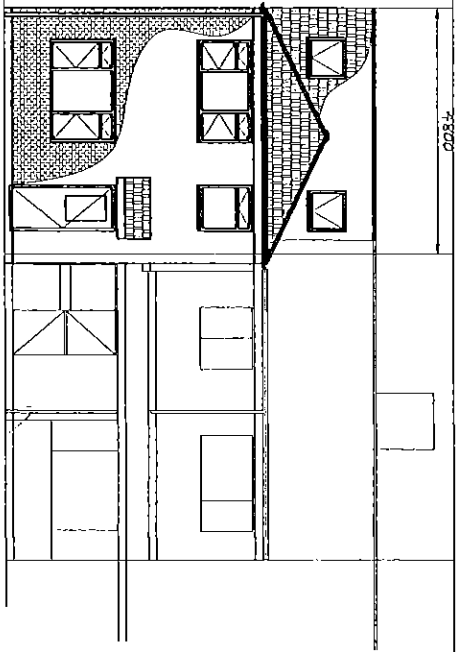
The original application included a, albeit very brief, Design and Access statement. No reference appears to have been made to that in the application before us. Indeed, a recent similar application in Marlins Turn included a 16 page document. Does the half A4 page in the refused application carry forward to this evening’s deliberation and if so, is it sufficient?

The residents of 131 wish to particularly endorse the strong feelings they have included in their letter of objection even though they realise that they do not directly affect the decision you are being asked to consider this evening.

They also seek clarification of the officer’s comment that permitted development rights for both dwellings will be removed for extension (class A) and for the construction of outbuildings (class E).

The original application showed one space per dwelling but the revised plan states two per dwelling with enforcement conditions.

The officer's decision to recommend also schedules a number of other conditions and if the panel is inclined to endorse the officer's recommendation to grant, we request that those conditions are monitored, inspected and subsequently confirmed to the adjacent neighbours that those conditions have been properly adhered to.



Rev	Date
A	

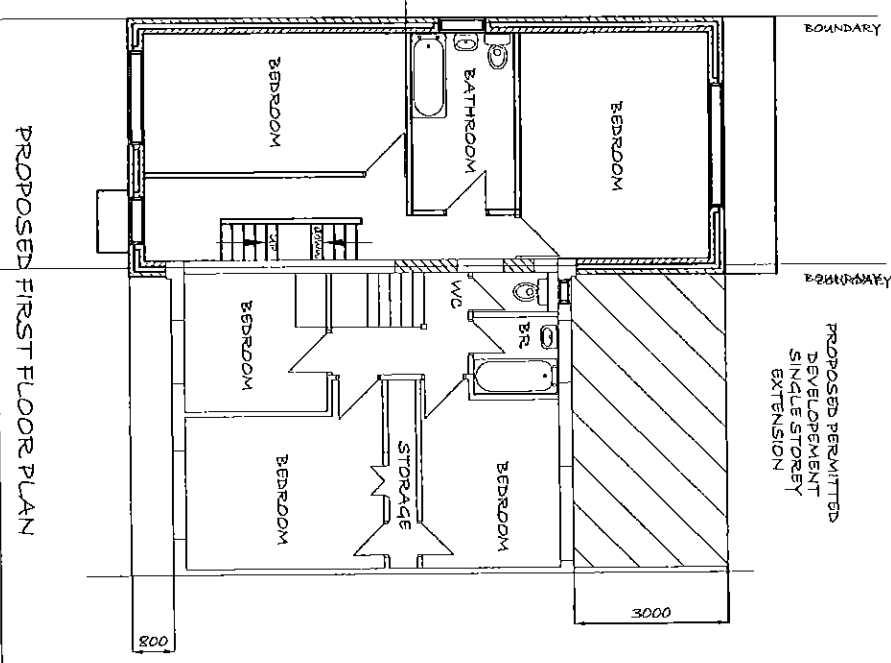
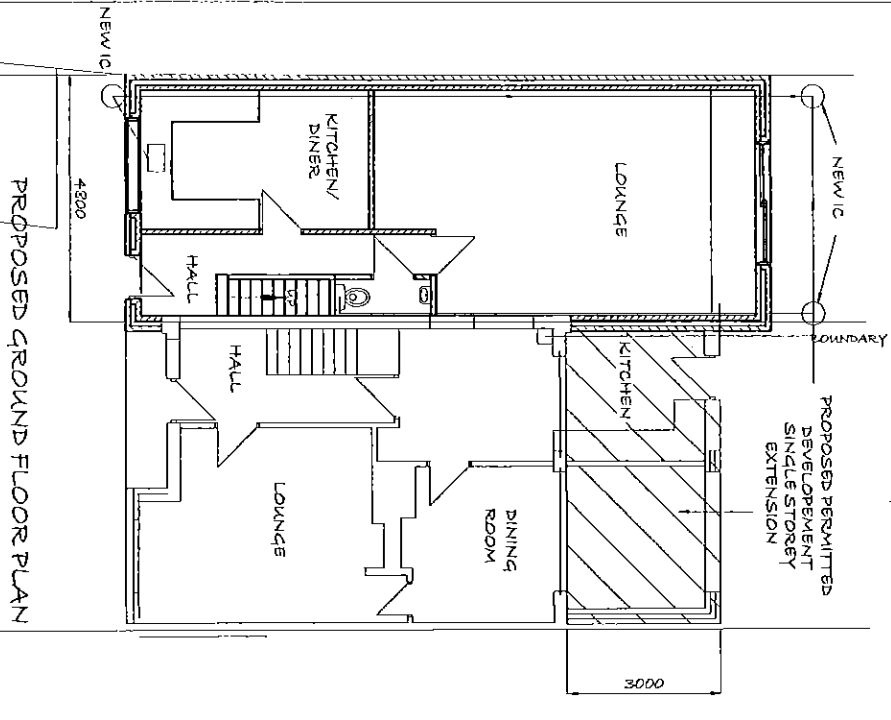
**STANLEY DRAFTING**  
80 NEWFIELDS LANE  
HEMEL HEMPSTEAD  
HERTS, HP2 4DY  
01442-258055  
07761-495194

Proposed :-  
New 3 Bedroom Dwelling

129 Martins Turn  
Hemel Hempstead  
Herts HP1 3LW  
For Mr A Ahmed

Date 25-10-14  
Scale 1:100

DRG No 2014 SHT 3



Design and Access Statement for Proposed Construction of a 3 Bedroom House  
at 129 Marlin Turn. Hemel Hempstead, Herts HP1 3LQ

**The Process**

Assessment. The site is an existing 3 bedroom End of Terrace property with a detached garage to the side. The garage is to be demolished and a 2 storey end of terrace building constructed with a room in the roof consisting of a dormer to create a 3 bedroom property with rear garden and off road parking to the front.

Involvement. An Architect has been employed to give advice on Design & Construction.

Evaluation. Meetings between the applicant & Architect have been held to Evaluate the feasibility of the scheme

**Design**

Use. The proposed buildings will be a private 3 bedroom End of terrace

Amount. Total construction on site

Layout. Details of layout shown on Plan 20/14 Shts 3 to 5

Scale. Details of building on Plan 20/14 Shts 3 to 5

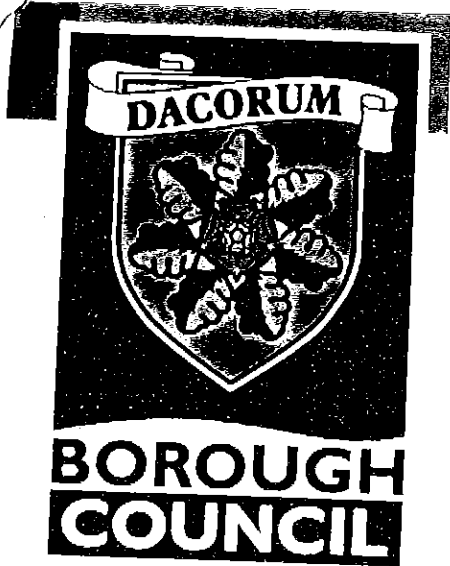
Landscaping. Hard standing for vehicles at front and grass & shrubs to the rear.

Appearance. Details of proposal on plan 20/14 Shts 3 o 7

**Access**

Vehicular & Transport links. Existing vehicular access to existing Hard standing  
Local Transport links

Inclusive Access. Layout of building on Plan 20/14 Sht 1



[Help](#) [Accessibility Options](#) [Contact](#) [Jobs at the Council](#)   [Advanced Search](#) [A-Z](#) [Sitemap](#)

[Home Page](#) > [Planning and Building Control](#) > [Planning Application and Appeals](#)

# Planning Application and Appeals



[<< Back to case](#)

## Officers Report for Planning Application - 4/00641/15/FUL

### Background

### Site and surroundings

The application site is occupied by a semi-detached two storey dwelling on the east side of Marlins Turn. No. 129 forms one of 6 semi-detached properties regularly spaced and set at a slight angle to the highway with large verdant front gardens edged by low boundary hedges or walls. The rear garden backs onto the

Metropolitan Green Belt, and a wide strip of amenity land and public footpath lies to the north, which provides access to a long terrace of dwellings that run perpendicular to the main highway.

The dwellings are of post-war design constructed in brick in a simple gable form with square projecting bays at the ground floor with a pitched canopy across the entire frontage. Each dwelling benefits from a single detached garage to the side. The site falls within the Gadebridge character area (HCA6).

### Proposal

The application seeks to demolish the existing detached garage and construct a two storey side extension up to the boundary (4.8 m wide) at the same height as the existing dwelling, to form a new three-bed dwelling. The new house would feature projections to the front (0.8m) and rear (3m) with hipped roofs and has a slightly deeper ground floor. A large box dormer is proposed to the rear springing from the main ridge. The existing rear garden would be divided in two with an access passage formed to the rear of the new garden giving access onto the amenity land. One new parking space would be provided for each dwelling within the front garden.

A new single storey rear extension is proposed to No. 129, measuring 3 m deep, approximately 3.3 m high and with eaves 2 m high.

No pre-application advice has been sought on the scheme.

### Relevant history

None in the last 10 years.

### **Constraints**

Residential Area HCA6: Gadebridge

### **Relevant Policy**

#### National Policy Guidance

National Planning Policy Framework (NPPF)

#### - Adopted Core Strategy

Policy NP1 - Supporting Development

Policy CS1 - Distribution of Development

Policy CS4 - The Towns and Large Villages

Policy CS11 - Quality of Neighbourhood Design

Policy CS12 - Quality of Site Design

Policy CS29 - Sustainable Design and Construction

Policy CS31 - Water Management

#### - Saved Policies of the Dacorum Borough Local Plan



## Policy 58 - Private Parking Provision

Appendix 5 - Parking Provision

Appendix 7 - Small-scale House Extensions

### Supplementary Planning Guidance / Documents

Area Based Policies (May 2004) - Residential Character Area HCA6:  
Gadebridge

Accessibility Zones for the Application of Car Parking Standards (July 2002)

## **Considerations**

### Effect on appearance of building

Policy CS12 of the Dacorum Core Strategy states that on each site, development should respect adjoining properties in terms of layout, security, site coverage, scale, height, bulk, materials, landscaping and amenity space. The proposed development would provide an extension occupying the whole gap up to the boundary and would not be subservient to the parent dwelling or to the pair of semis, creating a terrace both visually and actually. The extension would disrupt the balance of the existing dwellings and not sit harmoniously within the street scene.

The new dwelling would project to the front and rear of the existing dwellings at two storeys, forming a sort of "crosswing" with hipped roof that is not characteristic of the original design. The new house is absent of an extended canopy roof at the ground floor, which further emphasizes the unusual design in contrast with the adjoining dwellings. The large box dormer to the rear creates significant bulk to the overall design, in combination with the hipped roof form of the two storey wing to the rear. The proposal would dominate the existing dwelling and fails to respect the existing design.

### Effect on Street Scene

The proposed development would introduce a built form wholly incongruent to the existing pattern of development in the street scene. Within the Gadebridge character area (HCA6), new dwellings are expected to relate well to adjacent and nearby development in terms of design, scale and height, and front gardens should be common in size and layout to adjacent dwellings. Nos. 129-143 (odds) are largely uniform in appearance with regular spacing. Side extensions have been granted at 137 and 141, but these are subservient and do not create the appearance of a terrace. The proposed new dwelling would have a width of 4.8 m, which is 0.2 m narrower than the existing dwelling. The hipped roofs and bulk at the rear would be visible from the highway and would appear prominent within the street scene.

It is noted that a two storey side extension to No. 66 Marlins Turn was granted permission 15 years ago, however, this is not comparable to the current proposal for several reasons. First, the extension has been constructed contrary to the approved plans, as it should have had a subservient ridge line. Secondly, the houses on this side of the road are terraced, whereas the original house was a stand-alone semi that has now appears similar to a terrace, however, the extension did not in this case form a new dwelling. The extension also follows the original design of the dwelling without introducing incongruent architectural detailing.

#### Effect on Amenity of Neighbours

The proposed new house would be constructed 13.5 m away from the front elevation of 105 Marlins Turn to the north and would cause some detriment to the residential amenity of this property through harm to outlook given the close proximity of the new two storey wing to the front windows of No. 105. The development would also be located to the south of No. 105 and may therefore cause some reduction in light to its ground floor windows. A side window is proposed, but this serves a bathroom and could be obscure glazed by condition. There would be no invasion of privacy caused by overlooking.

The proposed rear extensions would not cause harm to the amenity of No. 131 Marlins Turn, and it is recognised that the single storey extension falls within the limits of permitted development.

#### Car Parking

Dacorum's car parking standards normally requires spaces for two cars for each three-bedroom property. Most objections put forward by local residents stated that pressures for car parking are high in this area and it was noted on my site visit (during normal working hours) that this appears to be the case. The Highways officer does not raise objections on grounds of highway safety, but the plans propose only one space per dwelling, which I consider may be inadequate for this location and falls short of normal parking standards.

The existing dwelling provides space for two cars parked in tandem in front of the detached garage, giving a maximum total of three spaces, while the proposed development would likely lead to the conversion of both front gardens to multiple car parking spaces, which is contrary to the Area Based Policy SPG for the Gadebridge area (HCA6).

#### Other Considerations

The amenity land to the north of the site is owned by Dacorum Borough Council, and permission would need to be sought for right of access over this land for existing and proposed dwellings. This is

not a planning consideration and does not form a reason for refusal of the application.

-  
Trees

The Trees and Woodlands officer has noted that a mature Hornbeam tree on the amenity land has branches that extend over the property boundary, and its root protection zone is also within the garden of No. 129. A new development in this location would necessitate the regular pruning of these branches so that they do not touch the structure, and tree protection measures during construction.

-  
Conclusion

The proposed development by virtue of its design, layout, site coverage, scale, height and bulk fails to respect adjoining properties and the character of the street scene. The proposal is therefore contrary to Policy CS12 of the Dacorum Core Strategy 2013 and is recommended for refusal.

-

Reason why application delegated/committee item	<u>Within scheme of delegation</u>
Reason(s) why application overtime in terms of 8/13 week deadline	Officer workload
Plans checked on Anite	Yes
All gateway, Anite, email, letter, consultee and neighbour rep screen comments checked and summarised above	Yes

Pages supplied by Plantech Ltd v3.01

## HCA 6

*Front gardens and forecourts:* The conversion of front garden areas to vehicle hardstandings is discouraged. In the case of new developments, front gardens common in size and layout to nearby and adjacent dwellings should be provided.

*Landscaping and planting:* Schemes for new dwellings will be expected to provide public landscaping to enhance the development site. Further planting at the Rossgate Local Centre is encouraged.

*Views and vistas:* Development proposals will be expected to preserve public views to the east across the Gade Valley.

*Landmarks and focal points:* The Rossgate Local Centre must be retained.

### **Traffic**

*On-street parking:* Limit effect by the effective provision of off-street spaces in new development proposals.

*Private landscaping:* Further planting in front garden areas is encouraged.