

**4/02266/12/RET - DETACHED GARAGE IN REAR GARDEN
28 CHESHAM ROAD, BOVINGDON, HEMEL HEMPSTEAD, HP3 0ED
APPLICANT: MR J HENNESSY**

[Case Officer - Joan Reid]

[Grid Ref - TL 01092 03669]

Summary

The application is recommended for approval.

Site Description

The application site is located within the residential area of Bovingdon, to the north west of Chesham Road, on the corner with Howard Agne Close. The site contains a two storey detached property and the access to Howard Agne Close runs alongside the boundary of the property. There is rear access to no.27a Chesham road from Howard Agne Close which runs along the northern boundary of the site. A dense hedge separates the application site with the boundary of no.27a.

Proposal

The application seeks planning permission to retain a single storey detached outbuilding to the rear of the plot. The garage has a pitched roof and measures approximately 3.8m to the ridge and the eaves height is 2.5m. There is a garage door allowing access to the building from Howard Agnes Close and a second garage door facing on to the rear garden of no.28 Chesham Road. The garage has been constructed in brown painted shiplap timber and has a felt roof.

Referral to Committee

The application has been referred to committee because Bovingdon Parish Council raised objection.

Planning History

4/00685/07/DRC	DETAILS OF MATERIALS REQUIRED BY CONDITION 2 OF PLANNING PERMISSION 4/00076/07 (REBUILD FRONT GARDEN WALL) Granted 10/05/2007
4/00076/07/FHA	REBUILD FRONT GARDEN WALL Granted 28/02/2007
4/01398/94/4	FIRST FLOOR SIDE EXTENSION Granted 30/11/1994

Policies

National Policy Guidance

NPPF

Dacorum Borough Local Plan

Policies 1, 2, 9, 10, 11, 13, 14, 18, 21, 58, 99, 122, 123 and 124
Appendices 1, 3, and 5

Core Strategy (Pre-Submission)

Policies CS1, CS4, CS10, CS11, CS12, CS17, CS28

Supplementary Planning Guidance

Environmental Guidelines
Water Conservation & Sustainable Drainage
Energy Efficiency & Conservation

Representations

Bovingdon Parish Council - object height of roof above 2.5 metres and concern of neighbours

Considerations

Policy and Principle

The site is located within an urban area wherein there is no objection in principle to residential development (Policy 9, 10, CS4) provided it meets the aims of Policies 11 and CS11 and CS12. In particular a scheme should seek to respect the character and typical density of the area, avoid harming the residential amenities of neighbours, retain important trees (or replace them with suitable species), and provide sufficient parking.

Effects on appearance of building and impact on the character of the area

The outbuilding is clad in timber and has an appearance which is typical for a domestic outbuilding. There is no objection to the appearance of the garage. The roof is covered in felt and has an overhang which extends into the garden. The building is limited in height and whilst it is visible from the streetscene is not considered to be prominent or appear out of keeping with other domestic outbuildings within the immediate vicinity.

Impact on Trees and Landscaping

The garage has not resulted in a loss of any significant trees or landscaping. The mature hedge has been retained to the north of the garage.

Impact on Neighbours

There would not be any significant harm to the amenities of the neighbours as a result of the application. The single storey garage would not result in a significant loss of light from any windows of the adjoining neighbours. Due to the height and size of the proposal together with its siting, it would not appear visually prominent when viewed from the rear of properties along Howard Agnes Close or 27a and 27 Chesham Road.

Highways and Parking

There is no impact on highway safety as a result of the proposal. The garage provides parking for the dwelling if required. The garage does not result in the loss of any parking and no objection is raised on this basis.

Comparison with Permitted Development

The garage was constructed with the permitted development height limitations in mind, however the applicant was not aware that an outbuilding of this size needs to be sited more than 2m from the boundary. As a result, permission is now required to retain the outbuilding. If the outbuilding has sited closer to the dwelling and had a buffer of 2m between it and the boundary, no permission would be required.

RECOMMENDATION - That planning permission be **GRANTED** for the reasons referred to above and subject to the following conditions:

1 **No conditions.**

NOTE 1:

This decision to grant planning permission has been taken for the following reason having regard to the policies and proposals in the development plan set out below and to all other material planning considerations, including relevant supplementary planning guidance.

The development is compatible with the maintenance and enhancement of the character of the settlement. The proposals therefore comply with the aims of Policy 2 of the Borough Plan. The replacement garage does not adversely affect the appearance of the site or the wider street scene. The proposal does not affect the amenity of adjoining neighbours in terms of loss of sunlight, daylight, privacy or visual intrusion. The proposals therefore comply with Local Plan policies 2, 9, 11, 13, 58 and appendices 5 and 7, and CS12 of the June 2012 Pre submission draft Core Strategy.

NOTE 2:

The following policies of the development plan are relevant to this decision:

Dacorum Borough Local Plan 1991 - 2011

Part 3 General Proposals

Policies 2, 9, 11, 13 and 58

Appendices

Appendices 5 and 7

Pre-Submission Draft of the DBC Core Strategy (incorporating the 'List of Proposed Amendments: June 2012')

Policy CS12

NOTE 3: Article 31

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 pro-actively 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) (Amendment No. 2) Order 2012.