

4/02142/12/FHA - SINGLE STOREY REAR EXTENSION AND LEVEL ACCESS TO FRONT AND REAR.

67 HOMEFIELD ROAD, HEMEL HEMPSTEAD, HP2 4BZ.

APPLICANT: DACORUM BOROUGH COUNCIL - MR S SMITH.

[Case Officer - Philip Stanley]

[Grid Ref - TL 07143 07024]

Summary

The application is recommended for approval.

The proposed single storey extension has been designed to meet the minimum requirements of an occupational therapist. It is appreciated that the proposed 3.8 metre depth to the extension is beyond the normally acceptable dimension of 3 metres for extensions along a party boundary, however, the modest height of the proposal, the favourable orientation, and the neighbour's large ground floor window would ensure that the residential amenities of the attached neighbour are not significantly harmed. In other respects, such as impact on the appearance of the original house, impact on the character of the area, and the provision of off-street parking, the proposed application is acceptable. Therefore the proposals comply with Policy 11 and Appendix 7 of the Dacorum Borough Local Plan.

Site Description

The application site comprises a red brick semi-detached house on the south-western side of Homefield Road, located in the residential district of Adeyfield South, in the urban area of Hemel Hempstead.

The property is set back approximately 7 metres from the road and the front garden is partly hardpaved to provide parking for one off-street parking space. The house has a flat roofed side projection that extends to the front in the form of a canopy for the front door. There is gated access to the right-hand side of the house, where ramped access is provided to the side entrance. The site then staggers inwards as the neighbour's outbuilding and rear garden cuts into the site's rear garden and forms the north-western boundary of the site. The rear garden of the site is of average size. The border on the south-eastern side (with the attached neighbour, No.65 Homefield Road) is formed by a brick wall approximately 2.5 metres high for a depth of 1.8 metre, then 1.6 metre high close-boarded fencing. The rear boundary consists of 1.8 metre high close-boarded fencing.

Proposal

It is proposed to construct a single storey rear extension and to provide level access to the new extension. The proposal would provide a new wetroom and downstairs bedroom suitable for the occupier of the property who is reliant on wheelchair access, as recommended by an Occupational Therapist.

The proposed extension would have a depth of 3.8 metres and a width of 7.2 metres (nearly full width across the property). A 1.5 metre gap would be left between the extension and the neighbour's (No.69) outbuilding. The extension would have a flat roof with a maximum height of 2.75 metres. Natural light to this extension would be gained solely from two rear windows and a rear door. This door would lead onto a ramped access with a simple metal balustrade on its outer sides down to garden level. The ramp would be set approximately 2 metres in from the boundary with No.65 Homefield Road.

It is also proposed to create a level access within the front garden. This involves an additional 1.9 square metres of hardstanding to link the parking space with the path.

Referral to Committee

The application is referred to the Development Control Committee as the property is owned by Dacorum Borough Council.

Planning History

None.

Policies

National Policy Guidance

PPS1
Circular 11/95

Dacorum Borough Local Plan

Policies 1, 2, 9, 10, 11, 13 and 58
Appendices 5 and 7

Dacorum Borough Core Strategy - Pre-submission

Policies CS4, CS11 and CS12

Supplementary Planning Guidance

Environmental Guidelines
Residential Character Area HCA 22: Adeyfield South
Accessibility Zones for the Application of Parking Standards

Representations

Response to Neighbour Notification / Site Notice / Newspaper Advertisement

None received.

Considerations

Policy and Principle

The application site is located within the urban area of Hemel Hempstead where there is no objection in principle to the proposed extension according to Policy 2 of the DBLP and Policy CS4 of the Core Strategy. Policy 11 of the DBLP seeks high quality development that is sympathetic to the original house, in keeping with the street scene and avoids harm to neighbouring residential amenities.

The site is located within the residential character of Adeyfield South, which is described as "*A large 1950s new town neighbourhood based on a structural road hierarchy featuring mainly two storey terraced houses of similar design, with good standards of open land and amenity space and a busy, vibrant Local Centre*". In this area extensions are expected to be subordinate in terms of scale and height to the parent building, while there are no special design requirements.

Effects on appearance of building

The proposed extension would be sympathetic to the original building in terms of height, scale, bulk, design and materials used. In particular the width and height of the extension would allow the original form of the property to remain apparent, while the use of matching external brickwork would ensure that the extension assimilates well with the rear elevation.

Impact on Street Scene

As the proposed extension is set to the rear of the property, and due to the site's existing side projection, there would be no views of the scheme from public vantage points along Homefield Road.

The additional front hardstanding would cover a small area and would not affect the lawned area to the left of the parking space. It is also noted that this part of the works could be completed without the need to apply for planning permission.

Impact on Trees and Landscaping

The proposals would have no impact on important trees or landscaping within the site. The rear garden would remain an adequate depth after the extension to meet the needs of a family dwelling.

Impact on Neighbours

As the proposed extension is set inside from the left-hand side (when viewed from the rear) and because No.69 has its outbuilding between the site and itself there would be no impact on the residential amenities of this neighbour.

The main impact of the proposals would be on the attached neighbour, No.65 Homefield Road. It is noted this scheme is seeking a 3.8 metre deep extension, while Appendix 7 of the DBLP states that for single storey rear extensions on the party wall boundary 3 metres is the generally acceptable dimension. Nevertheless it is considered that the additional 0.8 metres in this application would not cause such harm to the residential amenities of the attached neighbour for three reasons. Firstly, the site is set to the north-west of No.65 and therefore the neighbour would suffer no loss of sunlight as a result of the proposals. Secondly, the extension has a relatively modest height of 2.75 metres, only 0.25 metres higher than the brick wall that forms the first 1.8 metres of the existing party boundary. Thirdly, No.65 has a wide ground floor window that would still receive an acceptable level of daylight after the extension were built. It should also be noted that neither of the neighbours have objected to the proposals.

The proposed extension is the minimum possible to achieve the recommendations of the Occupational Therapist. Therefore, a reduction to a depth of 3 metres would be fatal to the proposals.

Other Material Planning Considerations

Parking

It is appreciated that the proposals would see the creation of a fourth bedroom at the site and that at present there is only one off-street parking space. Nevertheless it is not considered that this application could be refused on parking grounds for the following reasons:

- The additional bedroom is being provided at ground floor level to serve a disabled occupier of the property. As such this proposal in itself would not give rise to additional parking spaces within the site, while should occupation of the building change the rear extension could be converted to a more usual downstairs extension, such as a breakfast

- room.
- There is adequate space within the front garden to provide a second off-street space should this be required.
 - There was little on-street parking during the Case Officer's site visit and therefore there appears to be little parking pressure within the locality at present.

Conclusions

The proposed extension is of a scale that serves the particular needs of the occupier of the property without harming the appearance of the original house, the character of the street scene, or the residential amenities of neighbours. As such this application should be supported.

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

- 1 **The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 **The development hereby permitted shall be constructed in accordance with the materials specified on Drawing 02 Rev.A.**

Reason: To ensure a satisfactory appearance to the development in accordance with Policy 11 of the Dacorum Borough Local Plan.

- 3 **The development hereby permitted shall be carried out in accordance with the following approved plans:**

**01
02 Rev.A**

Reason: For the avoidance of doubt and in the interests of proper planning.

NOTE 1:

This decision to grant planning permission has been taken for the following reason and 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 site is located in an area where domestic extensions are acceptable in principle in accordance with Policy 2 of the Borough Plan. There would be no adverse effects on the appearance of the building or the appearance of the street scene. The amenity of adjoining neighbours would not be adversely affected. Car parking within the site is adequate. The proposals therefore accord with Policy 11 of the Borough Plan.

NOTE 2:

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

Dacorum Borough Local Plan 1991 - 2011

Policies 2, 9, 10, 11, 13 and 58

Appendices 5 and 7

Supplementary Planning Guidance

Development in Residential Areas

Dacorum Borough Core Strategy - Pre-submission

Policies CS4, CS11 and CS12

NOTE 3:

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.