

**4/01438/13/FHA - SINGLE STOREY WRAP-AROUND EXTENSION  
INCORPORATING DEMOLITION AND CONSTRUCTION OF REPLACEMENT SIDE  
ANNEXE.**

**19 MONTGOMERY AVENUE, HEMEL HEMPSTEAD, HP2 4HD.**

**APPLICANT: DACORUM BOROUGH COUNCIL - MR S SMITH.**

[Case Officer - Andrew Parrish]

[Grid Ref - TL 07330 07504]

### **Summary**

The application is recommended for approval. The proposal would have an acceptable appearance in design and size terms and there would be no significant adverse impact on adjoining residential and visual amenities.

### **Site Description**

No. 19 is a semi-detached, new town, Council House located on the southern side of Montgomery Avenue, within the Adeyfield area of Hemel Hempstead. The dwelling has concrete pantiles over white painted rendered walls with the first floor clad in painted horizontal board effect concrete. The dwelling has not previously been extended but, in common with other properties in the road, benefits from a narrow single storey flat roofed annex to its side which is concealed from the road by a 2 m high wall linking with the adjacent semi.

The dwelling has a front lawn enclosed by a low fence. Parking is on-street.

The site is within a primarily residential area and the surrounding area comprises similar semi-detached properties.

### **Proposal**

Permission is sought to demolish the existing side annex and to erect a replacement annex of similar dimensions with a mono-pitched lean-to roof over. A single storey rear extension measuring 7.2 m wide by 3.6 m deep with a crown roof over is also proposed. Wheelchair ramps would provide access to side and rear doors. The application also proposes the construction of a single parking pad and new crossover.

### **Referral to Committee**

The application is referred to the Development Control Committee as the applicant and the owner of the property is Dacorum Borough Council.

### **Planning History**

None

### **Policies**

#### National Policy Guidance

NPPF

Circular 11/95

## Dacorum Core Strategy (September 2013)

Policies CS4, 10, 11, 12 and 13

## Dacorum Borough Local Plan Saved Policies

Policies 13 and 58  
Appendices 5 and 7

## Supplementary Planning Guidance

Environmental Guidelines  
Residential Character Area HCA22: Adeyfield South

## **Representations**

### Response to Neighbour Notification / Site Notice / Newspaper Advertisement

#### 17 Montgomery Avenue - Objects:

- Would block light to dining area and garden
  - Not needed as the previous resident was wheelchair bound and had a stair lift.
- Also No. 65 Montgomery Avenue had a wet room extension in the outhouse attached to the house.

#### 21 Montgomery Avenue - Objects:

- Too big. The outhouse or shed is quite big enough for a wet room
- Not needed as the previous resident was wheelchair bound and had a stair lift. The man that has been offered No. 19 Montgomery Avenue only has one leg but can walk on crutches. No. 65 Montgomery Avenue had a wet room extension in the outhouse attached to the house. No. 25 St Pauls Road has an extension, downstairs bathroom and bedroom but has been given to a young family.

## **Considerations**

### Policy and Principle

In residential areas appropriate residential development is encouraged in accordance with Policy CS4 of the Core Strategy.

The main issues in this case relate to the impact of the extensions on the appearance of the building and on residential amenities.

### Effects on appearance of building

Neighbours have raised objections to the size of the extensions as being inappropriate and not necessary. However, information has been submitted with the application from the Occupational Therapist that indicates the proposed ground floor wet room, bedroom and circulation areas for a wheelchair and specialist equipment (including

ceiling tracks) are required in this case to care for the daughter of the family who has a disability. Officers have no reason to doubt that the facilities and accommodation are necessary in this case. We cannot comment on the suitability or not of other Council House accommodation in the District. In any event the main planning consideration is not whether the extensions are necessary but whether they would have an acceptable impact in terms of the appearance of the dwelling and residential amenities.

In design terms, it is considered that the extensions, which are single storey, are modest in size and would not dominate or look out of keeping with the dwelling. Materials would match the existing. It should be recognised that a 3 metre deep rear extension could be erected without planning permission.

The proposal would comply with Policy CS12.

#### Impact on Street Scene

There would be no adverse effects on the street scene. The extensions would be to the side and rear and would largely be hidden behind the existing brick wall.

The proposal would comply with Policies CS11 and 12.

#### Impact on Neighbours

Revised plans have been submitted to address a discrepancy between the plans and elevations. The proposed rear extension would be sited 0.863 m from the common side boundary with No. 17 Montgomery Avenue from which an objection on loss of light grounds has been received. Given the single storey height, hipped form of roof, and distance from the boundary, it is not considered that there would be any material loss of light to No. 17. The extension would be sited even further from No. 21 which is also set back in relation to the application property and therefore will have even less effect. In visual terms the proposal would not be significantly overbearing to either property.

The proposal would accord with Policy CS12.

#### Other Material Planning Considerations

The property currently has no off-street parking and the provision of a space as part of the proposal to provide an additional bedroom is considered acceptable and an improvement over the current situation.

**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 the approved drawings or such other materials as may be agreed in writing by the local planning authority.**

Reason: To ensure a satisfactory appearance to the development accordance with Policy CS12 of the Dacorum Core Strategy September 2013.

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

**D/A&A/19MA/1  
D/A&A/19MA/2A**

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

Article 31 Statement

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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.