

**4/01183/17/FHA - HIP TO GABLE LOFT CONVERSION WITH REAR DORMER.
20 FAIRWAY, HEMEL HEMPSTEAD, HP3 9TP.
APPLICANT: MR MARTIN BRYANT.**

[Case Officer - Sally Robbins]

Summary

The application is recommended for approval.

Site Description

The application site is located in a residential area of Hemel Hempstead. The site comprises a two storey semi-detached dwellinghouse, which has been previously extended with a two storey side and rear extension. The house is composed of facing brickwork, hanging tiles and plain roof tiles with white framed windows. The roof form is a traditional hipped roof, which mirrors the adjoining property. There is a lean to roof on the front elevation that covers the porch and integral garage. To the front of the property is a driveway that would sufficiently accommodate two cars. The application site is situated on sloping ground, with the frontage of the property set at a higher level than the rear. The garden to the rear is elongated and generously proportioned, with a distance to the rear boundary of approximately 23m.

Proposal

The application seeks full planning permission for the construction of a hip to gable loft conversion with rear dormer.

Referral to Committee

The application is referred to the Development Management Committee due to one of the applicants being a member of staff at the Council.

Planning History

4/0926/86	TWO STOREY SIDE AND REAR EXTENSION Granted 24/09/1986
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Policies

National Policy Guidance

National Planning Policy Framework (NPPF) (2012)

Adopted Core Strategy (2013)

CS8 - Sustainable Transport
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design

Saved Policies of the Dacorum Borough Local Plan (2004)

Saved Appendices 3, 5 & 7

Supplementary Planning Guidance / Documents

Summary of Representations

Response to Neighbour Notification

- None received

Considerations

Policy and Principle

The application site is located in a residential area of Hemel Hempstead. Core Strategy Policy CS4 states that appropriate residential development is acceptable in towns and large villages subject to compliance with the relevant national and local policies outlined below. The main issues to the consideration of this application relate to the impact of the proposed extension upon the character and appearance of the parent dwelling, the streetscene and residential amenity of neighbouring properties.

Effects on Appearance of Building

Saved Appendix 7 of the Dacorum Local Plan promotes good design practice for house extensions, stating that extensions should harmonise with the existing house and the surrounding area. HCA18 relates to the Belswains Lane area and states that extensions should normally be subordinate in terms of scale and height to the parent dwelling.

The proposed hip to gable loft conversion with rear dormer would be finished in materials to match the parent dwelling, including facing brickwork, interlocking concrete roof tiles, plain hanging roof tiles to match the main roof and white uPVC double glazed windows and doors. The proposed extension, when added cumulatively to existing extensions, would result in a generously proportioned addition. However, this would only be apparent from the rear garden and therefore it will not have a significant impact upon the character and appearance of the original dwelling.

Overall, the proposed design and scale of the loft extension is considered to respect the overall design and scale of the parent dwelling. As such, the proposal complies with identified policy in this regard.

Impact on Street Scene

Core Strategy Policies CS11 and CS12 state that development within settlements should respect the typical density in the area and integrate with the streetscape character. Policy CS12 states that development should respect surrounding properties and Saved appendix 7 of the Dacorum Local Plan seeks to ensure that any new development/alteration respects or improves the character of the surrounding area and adjacent properties in terms of scale, massing, materials, layout, bulk and height. Furthermore, chapter 7 of the NPPF emphasises the importance of good design in context and, in particular, Paragraph 64 states permission should be refused for development of poor design that fails to improve the character and quality of an area and the way it functions.

The surrounding area is characterised by similarly sized two storey semi-detached properties in a range of architectural styles, the majority of which have undergone some form of alteration or extension.

The hip to gable element of the proposed would alter the symmetry of the pair of semi-

detached properties. However there are examples of similar loft extensions on Fairway, including at numbers 5, 33, 37 and 38. However, it is not considered that the immediate street scene is aesthetically sensitive and therefore the proposed loft extension will not have a significant impact in this regard.

Turning to the rear dormer element of the proposed, it would add bulk and mass to the rear elevation, which has already undergone a two storey extension. However, the rear dormer would mostly be obscured from the street view. As such, it will not have significant impact upon the street scene.

The design of the proposed would harmonise with surrounding properties in terms of materials and scale, taking into consideration the architectural variety evident in the surrounding area and also the fact that many properties have undergone alteration/extension including hip to gable conversions.

Taking all of the above factors into account, it is not considered that the proposed would appear incongruous in relation to surrounding properties. As such, the proposal coheres with the NPPF and is in accordance with policies CS11 and CS12 of the Core Strategy and saved appendix 7 of the Dacorum Local Plan.

Impact on Neighbours

The proposed loft conversion includes the addition of one side-facing window on the northwest elevation. This window would serve a bathroom and would be obscure-glazed with opening parts above 1.7m only.

To the rear (southwest) elevation, the proposal includes the addition of a Juliet balcony with double doors. There would be additional overlooking arising from this window, however the separation distance of 40m between the proposed Juliet balcony and the neighbouring property at 18a Pinecroft is considered to be sufficient enough to maintain a satisfactory level of privacy.

The proposed loft extension would not have a significant impact upon the residential amenity, daylight provision or privacy of neighbouring residents. As a result the proposed extension is acceptable with regards to residential amenity and is in accordance with the NPPF, Saved Appendix 3 of the Local Plan and Policy CS12 of the Core Strategy.

Other Material Planning Considerations

Policy CS12 of the Core Strategy seeks to ensure developments have sufficient parking provision. Paragraph 39 of the NPPF states that if setting local parking standards authorities should take into account the accessibility of the development, the type, mix and use of the development, availability of public transport; local car ownership levels and the overall need to reduce the use of high emission vehicles. Policies CS8 of the Core Strategy and Saved Appendix 5 of the Local Plan promote an assessment based upon maximum parking standards. As such, each application is considered on its own merits, taking factors such as the location and accessibility of the site into consideration.

The proposal includes the addition of one bedroom. However, due to the close proximity to the town centre, the accessible location and the fact that there is space for two cars on the driveway, it is not considered that the proposed would have a significant impact upon local parking provision.

Conclusions

The proposed hip to gable loft extension with rear dormer through design and scale would not

adversely impact upon the visual amenity of the existing dwellinghouse, the immediate street scene or the residential amenity of neighbouring properties. The proposal is therefore in accordance with Saved Appendices 3 and 7 of the Dacorum Local Plan, Policies CS11 and CS12 of the Core Strategy and the NPPF.

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 carried out in accordance with the following approved plans/documents:**

2017-20-01 REV A
2017-20-02 REV A
2017-20-03 REV A
2017-20-04 REV A

Reason: For the avoidance of doubt and in the interests of proper planning, in accordance with Core Strategy (2013) Policy CS12.

Article 35

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was 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) Order 2015.