

4/00416/17/FHA - SINGLE STOREY REAR EXTENSION, EXTENDED FLAT ROOF DORMER. PITCHED ROOF DORMERS TO FRONT, SINGLE STOREY EXTENSION TO SIDE WITH ROOMS IN ROOF SPACE.

10 DAMMERSEY CLOSE, MARKYATE, ST ALBANS, AL3 8JS.

APPLICANT: Mrs G Wilkins.

[Case Officer - James Gardner]

Summary

This application is recommended for APPROVAL. The proposal would satisfactorily integrate with the surrounding development and would not result in overlooking, visual intrusion or loss of sunlight / daylight to the surrounding properties. The main bulk of the extension would be located to the rear of the dwelling and would not detract from the relatively simple architectural style prevalent in the area.

Site Description

The application site is located on the southern side of Dammersey Close, Markyate and comprises a 1950/60s semi-detached bungalow with a detached garage set back from the main elevation on the western side of the site. Architecturally, the bungalow is of no particular merit. A hip to gable roof conversion has previously been undertaken, providing accommodation in the roof space, and a small side extension with a flat roof has been constructed. A full width dormer window, clad in white-painted timber / uPVC, has been constructed on the rear roof slope, with a white uPVC conservatory / lean-to at ground level.

The main access to the bungalow is on the side elevation. The bungalow is externally finished in brick with brown concrete interlocking roof tiles.

The rear garden is of generous proportions and slopes upwards in a northerly direction towards nos. 21 and 21a Dammersey close, both of which occupy a substantially higher ground level. To the front, a low brick wall encloses a raised, flat area which is currently laid to gravel.

The area is predominantly characterised by semi-detached bungalows with hipped roofs, although there are examples of a variety of different alterations— side extensions, porches, front extensions, dormer windows etc.

Proposal

The application proposes the construction of a side extension with a width of 3.83 metres which includes extending the existing gable roof. To the rear, a full width extension measuring 3.15 metres in depth and rising to 1.5 storeys in the centre of the building is proposed.

Referral to Committee

The application is referred to the Development Control Committee due to the contrary views of Markyate Parish Council.

Policies

National Policy Guidance (2012)

National Planning Policy Framework (NPPF)

Adopted Core Strategy (2013)

CS4 - The Towns and Large Villages
CS12 - Quality of Site Design

Saved Policies of the Dacorum Borough Local Plan (2004)

Policy 58 - Private Parking Provision
Appendix 3 - Layout and Design of Residential Areas
Appendix 5 - Parking Provision
Appendix 7 - Small Scale House Extensions

Summary of representations

Markyate Parish Council

05/04/17

We feel that this application could be an overdevelopment on this site. Parking is an issue; if there is a loss of parking on this plot, then we object.

Neighbour Comments

9 Dammersey Close

*We are the owners of number 9 Dammersey close.
We have already placed an objection through the website but doesn't appear to be showing on the website.
Our objection is to the render finish. As we feel face brick work will be in keeping with the existing properties.*

11 Dammersey Close

*I have looked at the proposal for no 10 and have many concerns including 1. This property has been extended to back and side as well as roof dormer to back elevation. Loft already including a gable instead of a hip. How much more can this property be extended?
2. As my house is set back any extending to side will effect me. And will be totalling overbearing And effect the look of my house As well as what the gable will do to the natural light etc? 3. It will also be totally out of character and will look wrong for this road. 4. I also don't like the idea of front dormers - happy with Velux windows As a compromise 4. Please look carefully at this proposal . I am the one this effects the most*

21 Dammersey Close

I think the plans are far too large for the close and if they needed a place this large why buy a bungalow. It will be all out of proportion for the close, plus where will they park the cars, like everybody else on the road.

21a Dammersey Close

I wish to object to the proposal as I feel it would not be in keeping with the surrounding area of mainly bungalows. Also it would overlook my rear garden which would affect my privacy. The building proposal is far too excessive.

Relevant Planning History

No recent history.

Considerations

Policy and Principle of the Development

The application site is located within the village of Markyate and falls within the defined village envelope wherein the principle of a residential extension is acceptable 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 on the character and appearance of the existing dwelling house, immediate street scene and residential amenity of neighbouring properties. The main issues to the consideration of this application relate to the impact on the development on the character of the building, the street scene and the amenity of the adjoining residential properties.

Impact on Character of the Building and Street Scene

There would be no adverse effects.

Chapter 7 of the NPPF states that planning policies and decisions should not attempt to impose architectural styles or particular tastes.

Saved Appendix 7 of the Dacorum Local Plan promotes good design practice. Extensions should harmonise with the original design and character of the house in terms of scale, roof form, window design and external finishes.

Policy CS12 of the Core Strategy seeks to ensure that development satisfactorily integrates with the street scene character and, amongst other things, respects adjoining properties in terms of layout, scale, height, bulk, materials and landscaping and amenity space.

The scheme subject to consideration is the result of alterations requested by the planning officer. The number of dormers on the front roof slope has been reduced from three to one, and the one that remains has been reduced significantly in scale. It was originally proposed to render the side extension; however, the plans have been updated to show matching brickwork, which is considered to be satisfactory and more in keeping with the character of the area.

The dwelling in its current form is somewhat disjointed, with a small unattractive flat-roofed side extension and a flat roofed garage set back from the main build line. In essence, this application is attempting to consolidate the built form on the site into a cohesive design while simultaneously providing additional living accommodation for the applicant and her young family.

While it is true that the majority of dwellings in the road have a hipped roof form, the gable end is an existing feature, and indeed there is nothing to prevent other bungalows in the street from altering their roof in a similar manner under permitted development.

The application site is not located within the Green Belt and therefore there are no specific restrictions on the size of extensions. However, to put the extension in context, there would be a 43% increase in footprint.

In terms of impact on the street scene, this would be limited as the biggest alterations relate to the rear elevation. The introduction of a single modest dormer on the front roof slope is not considered to be harmful, while the side extension would not change the form of the dwelling in any meaningful way; indeed, with the exception of the use of a gable roof form instead of a hipped roof form, the side extension would be analogous to that constructed by no. 11 Dammersey Close (see planning permission 4/01911/06/FHA). A hipped roof form was considered but on balance it was felt that, given there would, in any case, be a difference in roof

pitch to the other half of the semi (no. 9), there would be no merit in insisting upon this.

Impact on Surrounding Properties and Occupiers

The site is surrounded by residential properties and, consequently, there is the potential for overlooking of adjoining properties, visual intrusion and loss of sunlight and daylight.

Saved Appendix 3 of the Dacorum Borough Local Plan states that residential development should be designed and positioned in such a way that a satisfactory level of sunlight and daylight is maintained for existing and proposed dwellings. Significant overshadowing should be avoided (see the Building Research Establishment's report 'Site Layout Planning for Daylight and Sunlight'). Policy CS12 of the Core Strategy compliments this and requires development to avoid visual intrusion, loss of sunlight and daylight to the surrounding properties. The Building Research Establishment (BRE) document 'Site Layout Planning for Daylight and Sunlight: A guide to good practice (2011)' gives two helpful rule of thumb tests concerning the effects of new development on daylight and sunlight. In considering the objections raised by the occupiers of 11 Dammersey Close, the relevant test would be whether the proposed development would breach a 45 degree line drawn from the centre of the window of the lowest habitable room.

No. 11 Dammersey Close is set back further from the road than the application site and as such there is the potential for visual intrusion and loss of sunlight / daylight.

The northern elevation of the 11 Dammersey Close benefits from two ground floor windows which are understood to serve a study and a bedroom. These are habitable rooms and therefore consideration needs to be given to the impact of the proposed development on light levels.

Using plans submitted in support of planning permission 4/01911/06/FHA, it has been possible to establish that a 45 degree line drawn from centre of ground floor window nearest the application site would not intersect with the side extension. Combined with the northern outlook of the windows, it is not considered that there would be an unacceptable loss of daylight, sunlight or result in visual intrusion, thus according with policy CS12 of the Core Strategy.

There would be minimal impact on no. 9 Dammersey Close. The extension would be of single-storey construction on the boundary and would measure 3.15 metres (D) x 2.55 metres (H).

The development would not result in any additional overlooking.

Saved Appendix 3 of the Dacorum Local Plan (2004) states that residential development should be designed and laid out so that the privacy of existing and new residents is achieved, whilst Policy CS12 states that development should avoid loss of privacy and disturbance to the surrounding properties.

A dormer window already exists on the rear elevation. The dwellings immediately to the rear of the application site - 21 and 21a Dammersey Close - occupy considerably higher ground and are located 37 and 42 metres away, respectively.

Other Material Considerations

Amenity Space

Owing to the reasonable depth of the rear garden and the modest rearward projection of the extension, a satisfactory level of amenity space would be retained.

Parking

Policy CS9 states that the traffic generated by new development must be compatible with the location, design and capacity of the current and future operation of the road hierarchy, taking into account planned improvements and cumulative effects of incremental development.

Policy CS12 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. Policy CS8 and saved policies 57 and 58 (and associated Appendix 5) of the Local Plan promote an assessment based upon maximum parking standards. This is not consistent with Policy CS12 and the NPPF and, accordingly, more weight is given to the 'case by case' approach to parking provision prescribed in national policy and CS12

The extensions would give rise to a maximum parking requirement of 3 spaces. Although the application does not include the provision of a hard surface to the front of the dwelling, it is understood that the applicant's intention is to hard surface the front garden at some point in the near future, providing one off-road parking space. In light of the fact that the dwellings in the immediate area all benefit from some form of off-road parking provision and that on-street parking is available within Dammersey Close itself, there is unlikely to be a significant effect on parking and thus this element of the scheme is considered acceptable.

Community Infrastructure Levy (CIL)

The application is CIL liable if it were to be approved and implemented. Policy CS35 requires all developments to make appropriate contributions towards infrastructure required to support the development. These contributions will normally extend only to the payment of CIL where applicable. The Council's Community Infrastructure Levy (CIL) was adopted in February 2015 and came into force on 1 July 2015. This application is not CIL liable.

The Charging Schedule clarifies that the site is in Zone 3 within which a charge of £100 per square metre is applicable to this development. The CIL is calculated on the basis of the net increase in internal floor area. CIL relief is available for affordable housing, charities and Self Builders and may be claimed using the appropriate forms.

Summary and Conclusion

For the reasons outlined above, the proposal is considered acceptable and complies with the NPPF and policies CS4, CS11 and CS12 of the Core Strategy.

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:**

AL3 8JF/01 Rev. D
AL3 8JF/04 Rev. D
AL3 8JF/12 Rev. D
AL3 8JF/13 Rev. D

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

- 3 **The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in size, colour and texture those used on the existing building.**

Reason: To ensure a satisfactory appearance to the development.

Article 35 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 2015.