

**4/01685/17/FHA - CONSTRUCTION OF A SINGLE STOREY SIDE EXTENSION.
ALTERATIONS TO THE REAR FENESTRATION AT GROUND FLOOR LEVEL, REAR
DORMER WINDOW AND CONSERVATION ROOFLIGHTS TO THE MAIN ROOF..
33 NORTH ROAD, BERKHAMSTED, HP4 3DU.
APPLICANT: Ms Benes.**

[Case Officer - Andrew Parrish]

Summary

The application is recommended for approval. The front rooflight and bin store has been omitted from the proposals as advised by the Conservation Officer. The side extension and rear bay window are contemporary in design but would not harm the overall character of the building. The amended size and design of the rear dormer window would preserve the character and appearance of this part of the Berkhamsted Conservation Area. The proposals are considered relatively modest in size, would not adversely affect the amenities of adjoining residential occupiers and are not considered to be over-development.

Site Description

33 North Road is a late 19th century terraced property located on its east side in the Berkhamsted Conservation Area. The property is of red brick construction, roughcast rendered to the first floor with bay fronted windows under a modern concrete pantiled roof. The rear elevations are fully rendered. The property largely retains its original wood sash to front and rear.

The surrounding area comprises similar two storey terraced properties.

Proposal

Permission is sought to erect a single storey side extension, to alter ground floor rear fenestration and to install a rear dormer window and front rooflight.

Referral to Committee

The application is referred to the Development Control Committee due to the contrary views of Berkhamsted Town Council.

Planning History

None

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)

Adopted Core Strategy

CS4 - The Towns and Large Villages
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS13 - Quality of Public Realm
CS27 - Quality of the Historic Environment
CS29 - Sustainable Design and Construction

Saved Policies of the Dacorum Borough Local Plan

Policies 13, 58 and 120
Appendices 5 and 7

Supplementary Planning Guidance / Documents

Environmental Guidelines (May 2004)
Area Based Policies (May 2004) - Conservation Area Character Appraisal and Policy Statement for Berkhamsted

Summary of Representations

Berkhamsted Town Council

Objects: This full width extension represents an overdevelopment of the site which would impinge on the amenity of neighbours. CS 11 and 12.

Conservation and Design

(Amended plans)

This is a pleasant 2 storey brick built terraced house dating from the late 19th century. It has a bay window to the façade and is constructed in brick which is exposed to the ground floor and rendered to the first floor. This is painted to match the adjacent property.

The proposals involve a number of elements which we would comment on as follows:

The rear dormer window has been amended a number of times. We now believe that the design has reached a stage where it would be acceptable. The proportions are more in keeping with the architecture of the existing dwelling. The window matches the scale of the lower windows and is of a traditional design as is the rest of the structure. The detailing and materials are proposed for the rest of the dormer are also acceptable. Therefore we believe that the proposals would be acceptable.

With regards to the rear extensions we would not object to the proposals. They appear contemporary and would not harm the character of the building. Whilst the proposed bay would be a modern feature and appear out of scale given the existing large window we believe that any harm caused would be lessened. The conservation benefit of removing the pebble dash and painting the brickwork would be an enhancement to the appearance of this dwelling and help offset the harm of the extension. As such we believe that it would be acceptable.

The bin store to the street frontage has now been removed and the new proposed location would be in keeping with the character of the conservation area.

Recommendation The proposal would be acceptable. Joinery details, external materials subject to approval. The detailing of the proposed rooflight glazing, rooflights and the bay window subject to approval.

(Initial plans)

This is a pleasant 2 storey brick built terraced house dating from the late 19th century. It has a bay window to the façade and is constructed in brick which is exposed to the ground floor and rendered to the first floor. This is painted to match the adjacent property.

The proposals involve a number of elements which we would comment on as follows:

The rear dormer window is out of scale with the property. It is substantial and would have a detrimental impact on the roofscape of the property. We would not object to a dormer window to the rear but it should be in proportion with the rest of the property. It should therefore be reduced in size to reflect the scale and proportions of the sash window below at first floor level and be slightly smaller than this feature. We would also object to the rooflight on the front elevation. We note that there is a rooflight to the adjacent property but it appears to have been in position for some time. We would not recommend adding to the harm caused by this feature and would therefore advise that it be removed. The movement of the rear rooflight would have a relatively minimal impact on the character of the property and as such would be acceptable.

With regards to the rear extensions we would not object to the proposals. They appear contemporary and would not harm the character of the building. Whilst the proposed bay would be a modern feature and appear out of scale given the existing large window we believe that any harm caused would be lessened. The conservation benefit of removing the pebble dash and painting the brickwork would be an enhancement to the appearance of this dwelling and help offset the harm of the extension. As such we believe that it would be acceptable.

The final proposed element would be the addition of the bin store to the street frontage. We would be most concerned that this accretion would cause harm to the character of the conservation area. The restoration of the wall to the street frontage would be a welcome development however the proposed bin store would detract from the character of the area resulting in the over development of the front garden which we would oppose. The modest open area behind the relatively low walls is an important characteristic of this part of the conservation area. Retaining this openness would be important and designing even relatively small structures could result in the bay window appearing cramped and a utilitarian structure drawing attention and becoming a focus within the site. As such we would recommend that the bin store is retained within the courtyard to the rear of the property.

Recommendation In principle we would not object to the proposed scheme however some of the elements such as the rooflight, dormer window and bin storey should be reviewed as currently they would be detrimental to the character of the conservation area.

Response to Neighbour Notification / Site Notice / Newspaper Advertisement

None

Considerations

Policy and Principle

In residential areas appropriate residential development is encouraged in accordance with Policy CS4 of the Core Strategy. The site falls within the Conservation Area where, in accordance with Policy CS27 and saved Policy 120, proposals should preserve or enhance the character and appearance of such areas.

The main issues in this case relate to the impact of the extensions on the appearance of the building and Conservation Area, and on residential amenities. Policies CS10, 11, 12, 13 and CS27 are relevant, together with saved Policy 120 of the Local Plan.

Effects on appearance of building and Conservation Area

National Planning Policy requires that development in conservation areas preserves or enhances the character and appearance of those areas. This is supported by saved Policy 120 of the Local Plan and Policy CS27 of the Core Strategy which also requires that development

enhances the character and appearance of conservation areas.

Objections were raised by the Conservation Officer to the initially submitted plans due to the size of the dormer window relating poorly to the lower windows, the addition of a rooflight to the front elevation and the introduction of bin storage to the front. No objections have been raised in regards to the single storey rear extension or rear bay window, whilst the proposals to remove cement pebbledashed render to expose the original brickwork are welcomed.

In response to these concerns, amended plans have been submitted which omit the front rooflight and the bin store. The proposals also reduce the size of the dormer window so that it appears more proportionate and in scale with the roof and windows below. Materials comprising lead clad cheeks and painted sash windows to match the existing are considered sympathetic.

The Conservation Officer raises no objection to the amendments subject to joinery details, approval of external materials and details of the rooflights and bay window.

Subject to satisfactory details, the proposal would preserve the character and appearance of the Conservation Area and would accord with Core Strategy Policy CS27 and saved Local Plan Policy 120.

Impact on Neighbours

No objections have been received from neighbours but the Town Council has raised objections on grounds of overdevelopment and harm to the amenity of neighbouring occupiers.

The neighbour to the south, No. 34, would not be affected by the proposals as the extension would be concealed by the existing two storey rear projection. The dormer would face down the garden and any overlooking of No. 34 blocked by the roof of the projection.

The only neighbour that could possibly be adversely affected is No. 32 North Road to the south where kitchen windows face windows of the application site, and the rear dining window receives light via the re-entrant courtyard arrangement between the two properties. However, this property is on the uphill side of the application site, set some 0.55m higher. It is also south of the application site, so the introduction of a single storey rear extension to its north would not significantly cut light to the windows of No. 32, particularly noting that it would be seen against the background of the existing two storey rear projection of the application site. Similarly, for this reason it is not considered that there would be any justification for refusal on overbearing grounds. There are no windows proposed in the side of the extension and therefore no potential for any loss of privacy. The dormer could result in some additional overlooking but not materially greater than caused by the existing first floor window to justify refusal.

Based on the above analysis, it is concluded that there would be no significant harm to adjoining residential amenities and the proposal would therefore accord with Policy CS12.

Sustainable Design and Construction

Policy CS29 requires a number of criteria to be satisfied for all new development. However, the amended Advice Note does not apply this to householder development.

Highway safety

There would be no additional bedrooms created and therefore no additional requirement for car parking or impact on highway safety.

The proposal would therefore accord with Policy 58 and saved Appendix 5.

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.**

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the Conservation Area in accordance with Policies CS12 and 27 of the Dacorum Core Strategy (September 2013) and saved Policy 120 of the Dacorum Borough Local Plan 1991-2011.

- 3 **No development shall take place until 1:20 details of the design of the following (together with materials, finishes and vertical cross sections through the openings) shall have been submitted to and approved in writing by the local planning authority:**

- **dormer window / cheeks;**
- **glazed roof light to ground floor extension;**
- **bay window;**
- **all other new windows, doors and openings.**

The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to safeguard the character and appearance of the Berkhamsted Conservation Area in accordance with Policies CS12 and 27 of the Dacorum Core Strategy (September 2013) and saved Policy 120 of the Dacorum borough Local Plan 1991-2011. The details are required before commencement of development as if they are deferred until after the development has begun, the design will already have been agreed and finalised, and the materials potentially ordered and used, thereby undermining the control of the local planning authority and potentially increasing costs and delays for the applicant if they have to be changed.

- 4 **The rooflight to be installed in the development hereby permitted shall be a metal framed conservation roof-light and sit flush with the roof.**

Reason: For the avoidance of doubt and to safeguard the character and appearance of the Conservation Area in accordance with Policy CS27 of the Dacorum Core Strategy (September 2013) and saved Policy 120 of the Dacorum Borough Local Plan 1991-2011.

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

Location Plan
001 B
002
003 B

004 B
101 B
102 B
103 B
104 B

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

Article 35 Statement:

Planning permission has been granted for this proposal. The Council acted pro-actively through engagement with the applicant during the course of the application which lead 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.