

**4/01339/17/FHA - SINGLE STOREY FRONT AND REAR EXTENSIONS. ALTERATIONS TO ROOF. VELUX WINDOWS, FRONT AND REAR DORMERS..
25 DAMMERSEY CLOSE, MARKYATE, ST ALBANS, AL3 8JS.
APPLICANT: Mr Ginn.**

[Case Officer - Amy Harman]

Summary

The application is recommended for approval.

Site Description

The application site is located on the southern side of Dammersey Close, Markyate, St Albans. The dwellinghouse comprises of a semi-detached property. Parking provision is sufficient to accommodate two domestic cars.

Dammersey Close is a cul-de-sac and subsequently the application site was built as part of a wider road characterised by similarly designed semi-detached bungalows which are fairly uniformed in regards to architectural detailing, separation gap, size and height. The overall character of the area is evident.

Proposal

Single Storey front and rear extensions. Alterations to roof, Velux windows, front and rear dormers.

Referral to Committee

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

Planning History

4/02489/16/FHA SINGLE STOREY FRONT, SIDE AND REAR EXTENSION.
Granted
21/10/2016

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
Circular 11/95

Adopted Core Strategy

NP1 - Supporting Development
CS1 - Distribution of Development
CS2 - Selection of Development Sites
CS3 - Managing Selected Development Sites
CS4 - The Towns and Large Villages
CS5 - The Green Belt
CS10 - Quality of Settlement Design

CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS13 - Quality of Public Realm

Saved Policies of the Dacorum Borough Local Plan

Appendices 5 and 7

Supplementary Planning Guidance / Documents

Environmental Guidelines (May 2004)

Advice Notes and Appraisals

Sustainable Development Advice Note (March 2011)

Summary of Representations

Markyate Parish Council

We object to this application due to over-development of site. It is also out of keeping with the surrounding area.

Response to Neighbour Notification / Site Notice / Newspaper Advertisement

24 Dammersey Close - Objects:

- I would like to object to the proposed planning application. My main concern is being overlooked and loss of privacy in the rear garden of 24 Dammersey Close.

Considerations

Policy and Principle

The application site is located within a residential area, wherein accordance to policy CS4 of the Core Strategy (2013) 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 upon the character and appearance on the existing dwelling house, immediate street scene and residential amenity of neighbouring properties.

Effects on appearance of building and street scene

Saved appendix 7 of the Dacorum Local Plan (1991), policies CS11, CS12 of the Core Strategy (2013) and the NPPF (2012) all seek 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.

In accordance with the submitted application the proposed extension would be of simple, traditional design, comprising of brickwork walls to match existing with white render, white UPVC windows and roof tiles to match existing. These materials are considered acceptable for this type of extension and in-keeping with the existing dwelling house, complying with policy CS12 of the Core Strategy (2013).

The proposed scheme now features a gable roof form towards the Close of the road creating two storey accommodation with a front and rear dormer and velux windows.

The proposal would change its character from a modest bungalow to a chalet-style bungalow / house. Nevertheless it is considered that the original property has no architectural merit. Indeed it is a rather plain, uninspiring property, whereas the present proposal has more architectural detailing that would provide some interest and style to the dwelling. Furthermore, the design of the extension is well balanced and contains a nice consistency in terms of the degree of pitch and dormer windows used. Overall the scale of the original house would be respected by maintaining first floor accommodation within the roof space.

The extension of the roof element is not overly dominant in the street scene. Other properties in the close have been recently extended in a similar way (both front projecting gables and dormers) and some to a greater extent more recently (number 13) and therefore it is not considered the proposal is alien within the street scene.

Similarly, the proposed first floor rear extension would not be visible as there are no properties to the rear.

Overall, it is considered that the proposal would not severely detriment the appearance of the parent dwellinghouse or street scene; accordingly the proposed coheres with the NPPF (2012), saved appendix 7 of the Dacorum Local Plan (1991) and policies CS4, CS11 and CS12 of the Core Strategy (2013).

Impact on Neighbours

The NPPF outlines the importance of planning in securing good standards of amenity for existing and future occupiers of land and buildings. Saved appendix 3 of the Local Plan (1991) and policy CS12 of the Core Strategy (2013), seek to ensure that new development does not result in detrimental impact upon neighbouring properties and their amenity space. Thus, the proposed should be designed to reduce any impact on neighbouring properties by way visual intrusion, loss of light and privacy. Moreover, saved appendix 7 of the Local Plan advises that alterations should be set within a line drawn at 45 degrees from the nearest neighbouring habitable window.

The proposed first floor rear extension would not breach the 45 degree line as drawn from the rear habitable windows of No. 24 or 26 Dammersey Close, as a result no significant loss of daylight or sunlight to neighbouring habitable windows would result.

The velux windows and additional side doors are shown to be obscure glazed.

Concerns have been received from 24 Dammersey Close in regards to overlooking from the rear facing dormer. However this dormer could be constructed without the requirement for planning permission. Further it is not considered that the additional windows have an overbearing impact on the garden of number 24. No more can be viewed from these windows than what can be seen from the existing relationship of the adjacent gardens.

Thus, the proposed in regards to residential amenity is acceptable in terms of the NPPF (2012),

saved appendices 3 and 7 of the Local Plan (1991) and policy CS12 of the Core Strategy (2013).

Impact on Trees and Landscaping

None

Impact on Highway Safety

The Councils Parking Standards within saved appendix 5 of the Local Plan (1991) requires 3 off street parking spaces for four+ bed dwellings within Residential Zones 3-4. The application seeks to increase the number of bedrooms from three to potential five bedrooms, which would require an increase in 0.75 parking spaces. Nonetheless, on-site parking provision would remain sufficient to accommodate two domestic cars. These standards are maximum and due to the highly accessible location and the considerable availability of on street parking available this is considered sufficient in this case. As a result, it is not considered that the proposal would impact on the safety and operation of the adjacent highway. The proposal meets the requirements of policy CS12 of the Core Strategy (2013) and saved appendix 5 of the Local Plan (1991).

Other Material Planning Consideration

The Parish council have raised concerns that the proposal causes over development of the site, however given the assessment above, the context of the other permitted extensions in the street and the retention of the garden to a minimum of 11.5 metres which is the minimum requirement for garden space the proposal is not considered to constitute over-development.

Community Infrastructure Levy (CIL)

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 the 1st July 2015. This application is not CIL Liable due to less than 100m² proposed floor space.

Conclusion

The proposed front gable and first floor rear extension would not significantly detriment the appearance of the parent dwellinghouse or immediate street scene. Furthermore, the proposed would not adversely impact upon the residential amenity of neighbouring residents. The proposal is therefore in accordance with saved appendices 3, 5 and 7 of the Dacorum Local Plan (1991), policies CS4, CS11 and CS12 of the Core Strategy (2013) and the NPPF (2012).

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:**

Wren naj 36a 2017

Wren naj 36b 2017

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

Informative

The site is located within the vicinity of potentially contaminative current and former land uses (2no. builder's yards, a breakdown depot and an area unknown filled ground). There exists the slight possibility that these activities may have affected the application site with potentially contaminated material. The developer is advised to keep a watching brief during ground works on the site for any potentially contaminated material. Should any such material be encountered, then the Council must be informed without delay, advised of the situation and an appropriate course of action agreed.

Article 35 Statement

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 2015.