

ITEM 5.06

**4/00987/15/FHA - PART SINGLE, PART TWO STOREY FRONT SIDE AND REAR
EXTENSION WITH FRONT PORCH EXTENSION. LOFT CONVERSION WITH REAR
DORMER AND EXTENSION OF EXISTING RAISED PATIO
37 HAZEL ROAD, BERKHAMSTED, HP4 2JN**



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Proposed Rear (North-East) Elevation



No.37

Proposed Front (South-West) Elevation

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37 HAZEL ROAD, BERKHAMSTED, HP4 2JN
APPLICANT: Mrs Bedlow**

[Case Officer - Briony Curtain]

Summary

The application is recommended for approval.

The site is situated within the urban area of Berkhamsted wherein extensions to dwellings are acceptable in principle in accordance with Policy CS4 of the Core Strategy. The scheme consists of a number of elements which collectively would result in a substantially larger dwelling however their overall impact would not adversely affect the dwelling itself or the wider street scene. Furthermore several elements of the currently scheme (the rear dormer, the single storey side extension and the porch) could be constructed under the normal permitted development rights of the property. This is a material consideration that must be afforded significant weight in the current determination.

The main considerations in the determination of this application are thus the visual impacts of the side extension and rear deck area and their impact on the residential amenities of surrounding dwellings and highway safety.

The side extension is simple in design, set back and down from the parent property and as such would appear as a subservient feature to the host dwelling. Given the lower position, subservient appearance and simple design the proposal would not adversely affect the character or appearance of the host dwelling or the wider area. Many of the properties in the area have been extended in a similar manner. The deck area is provided to the rear of the property and thus concealed from public view. Its impact would therefore be minimal. The proposal complies with Policy CS12 of the Core Strategy.

With regard to the residential amenities of adjacent properties, the proposed extensions and alterations would not significantly affect light levels to adjacent dwellings, appear intrusive, overbearing or compromise privacy. The proposals thus comply with Policy CS12 of the Core Strategy.

Despite concerns from the Town Council, there is adequate off-street parking within the application site to serve the resulting 6-bedroom dwelling. The existing garage and 2 spaces to the front are to remain. Appendix 5 of the Local Plan requires a maximum of 2 spaces for a 6 bedroom dwelling. The proposal thus exceeds the policy requirements but given this is an existing scenario no objection to the over-provision is raised.

Site Description

The application relates to the northern half of a semi-detached pair of dwellings, representing the last houses to the eastern side of the street. The dwellings form part

of the Swing Gate Lane estate in Berkhamsted. The application dwelling sits on lower ground, beneath highway level and the land rises significantly up to Chestnut Drive to the south. The rear of the house faces across the valley, occupying an elevated position above the sloping rear garden. No. 37 is presented as a simple styled side gabled, two storey house with attached single, flat roof garage.

The adjacent house, and other half of this semi-detached pair is currently being extended by way of a large rear dormer (ref. 4/03143/14/LDP) and a single storey side and rear extension (ref. 4/03178/14/FHA). These extensions are well under way and nearing completion.

Proposal

This application is for a two storey side extension over the existing garage, a single storey part rear, part side extension and a loft conversion to include large full-width rear dormer. It is also proposed to enclose the area beneath the existing porch canopy and construct a raised rear deck with glazed balustrade.

The two storey side element would extend out to the side by 3.5m (the width of the existing garage), be set back from the front elevation by 0.5m and from the rear by 1.0m. A subservient pitched roof set at a lower angle than the main roof would be introduced. No windows would be provided to the flank elevation.

The single storey rear extension would project for 3m beyond the existing rear wall, extend the entire width of the host dwelling and part way across the attached garage. It would have a total width of just under 9m. A parapet wall would conceal a flat roof and two central raised roof lights behind. The new rear elevation would comprise a window and bi-fold doors and create an extended kitchen / diner.

The loft conversion comprises the construction of a large, full-width, full-height, flat roof dormer, two velux roof lights to the front and an obscure glazed window to serve the landing on the gable end.

A porch extension would be constructed under the existing hipped roof porch canopy.

A raised rear patio with glass balustrade would be constructed. To either side the existing boundary walls would be extended to ensure privacy.

Referral to Committee

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

Planning History

4/00003/09/FH CONSERVATORY (AMENDED SCHEME).

A

Granted
25/02/2009

4/00026/08/FH REAR AND SIDE SINGLE STOREY EXTENSION AND FRONT
A PORCH
Granted
18/02/2008

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
CS4 - The Towns and Large Villages
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS29 - Sustainable Design and Construction

Saved Policies of the Dacorum Borough Local Plan

Appendix 5

Supplementary Planning Guidance / Documents

Environmental Guidelines (May 2004)
Area Based Policies (May 2004) - Residential Character Area [BCA 3:Bank Mill]
Water Conservation & Sustainable Drainage (June 2005)
Energy Efficiency & Conservation (June 2006)
Accessibility Zones for the Application of car Parking Standards (July 2002)

Summary of Representations

Berkhamsted Town Council
OBJECT

The bulk and mass of the rear dormer is excessive and the proposed location is too near to the semi's dividing wall. The dormer should be reduced in width either side. We have a concern about the detrimental impact of this proposal on the privacy of neighbouring properties.

We question also the adequacy of off-road parking for what would become a 6-bedroomed dwelling.

Contrary to Core Strategy Policy CS 12 and Saved Local Plan Policies Appendix 3,

Appendix 5 and Appendix 7.

Trees and Woodlands

There are no significant landscape features on this site. A mature conifer (spruce) in the rear garden may be affected by the impact of the development but because of its proximity to the existing house and its unsuitability for a rear garden, I do not recommend its retention or protective measures.

Response to Neighbour Notification / Site Notice / Newspaper Advertisement

No Comments Received

Considerations

Policy & Principle

The application site is located in the urban area of Berkhamsted, wherein development is acceptable in principle in accordance with Policy CS4 of the Core Strategy, providing it has no adverse impact on the house, street scene or neighbouring amenities under Core Strategy policy CS12.

Effect on appearance of building / street scene

This is a plain fronted house and the side extension, whilst two storey, would continue that simple style and be clearly subservient to the main house. It would be in materials to match the existing house and thus appear as a natural continuation. Due to its simplicity and relative small width as viewed from the front, it would not have an adverse impact on the street scene. The site is set on lower ground and thus does not dominate the street scene. Many other properties in the area have had side extensions such that the proposal would harmonise well with surrounding development.

The remainder of the proposed works relate to the rear elevation of the dwelling, which is not visible from public vantage points and as such their impact on the character and appearance on the street scene would be negligible. They would however have a significant impact on the appearance of the host dwelling.

The loft conversion consists of a large, full width, flat roof dormer which would significantly adversely affect the appearance of the dwelling and completely dominate the rear roof-slope. However, this part of the proposal could be constructed under the normal permitted development rights of the property and despite the objection of the town council, this is a material consideration that must be afforded significant weight in the determination of the current application. Furthermore, the other half of this semi-detached pair; No. 39 is currently constructing an identical sized dormer under their permitted development rights (4/3143/14/LDP) and as such the construction of the proposed dormer at No. 37 would re-balance the rear of these dwellings. A refusal could not be sustained.

The single storey rear element is modest in size and scale, with a flat roof and as

such again would continue the simple style of the existing dwelling and not cause any visual harm. Again this element of the proposal could be constructed under PD rights and a refusal could not be sustained.

The raised deck would appear at the same height as the rear extension and be predominantly enclosed by glazed balustrade. It would not have a significant adverse impact on the appearance of the dwelling.

The front porch would in-fill the existing canopy and add a focal point to this simple dwelling. It would improve and enhance the appearance of the dwelling.

Effect on Amenity of Neighbours

The rear extension is replacing an existing shed, would be 3m in depth and has a flat roof, as such it would not create any significant loss of light or visual intrusion to surrounding properties. In addition the property immediately adjacent; No. 39, is currently constructing a deeper extension, which would further limit any impacts. The raised rear deck does not project for a significant distance, is orientated at a slight angle to No. 39 and as such would not cause significant overlooking. There are existing boundary walls and landscaping separating the sites which would ensure privacy is maintained.

The two storey side extension would not be directly viewable from immediate neighbours as it follows the front and rear build lines of the parent property and is situated between their flanks. Despite the level change it would not appear visually intrusive. Given the irregular, angled rear gardens, the proposed rear facing bedroom window, despite being nearer to No. 35 would predominantly overlook the rear garden of the application property only. It would thus not give rise to any privacy or overlooking issues.

The rear dormer would permit views across the rear gardens of both adjacent properties, but no more than the existing first floor rear facing windows. It is proposed to have one window to the flank elevation in the gable end of the existing main roof, but this would be set some distance from No. 35 further down the hill, serve a landing and be of obscure glaze.

There is no undue harm to any neighbouring amenities and the proposal thus complies with Policy CS12 of the Core Strategy.

Other Considerations

The proposal does result in the creation of 3 additional bedrooms, providing a 6-bedroom dwelling, however adequate parking is provided within the site (one garage and at least 2 additional spaces to the driveway) to comply with Appendix 5 of the Local Plan. Due to the site accessible location (zone 1 and 2) Appendix 5 would require a maximum of 2 spaces so the proposal actually results in an over provision of parking. However, given this is an existing scenario and the current dwelling is only 3-bedroom no objection is raised. The proposal would not adversely affect the safety or operation of the adjacent highway.

It would be built to modern Building Control standards and thus would be compliant with Policy CS29.

RECOMMENDATION – That planning permission be **GRANTED** for the reasons referred to above and subject to the following conditions / for the following reasons.

- 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 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 and to comply with the requirements of Policy CS12 of the Core Strategy.

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

139 su1.01
139 pa2.01
139 pa2.02
139 pa2.03
139 pa2.04
139 pa2.05
139 pa2.06
139 pa2.07

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

Article 31

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 2012.