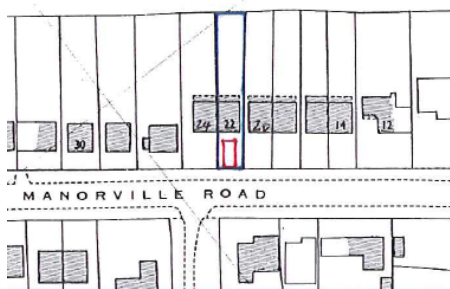
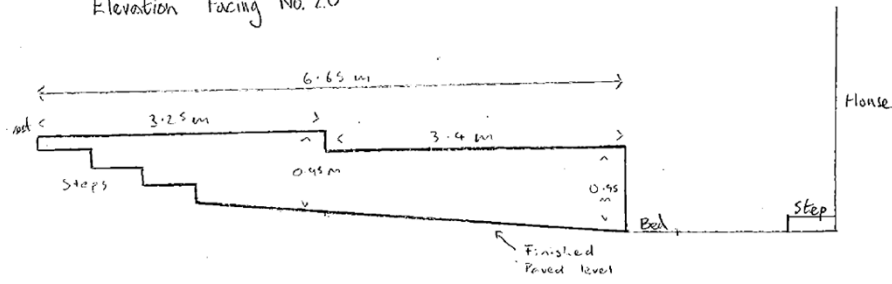


ITEM 5.10
4/00586/15/RET - RETENTION OF RAISED DRIVEWAY WITH A RETAINING WALL
22 MANORVILLE ROAD, HEMEL HEMPSTEAD, HP3 0AP

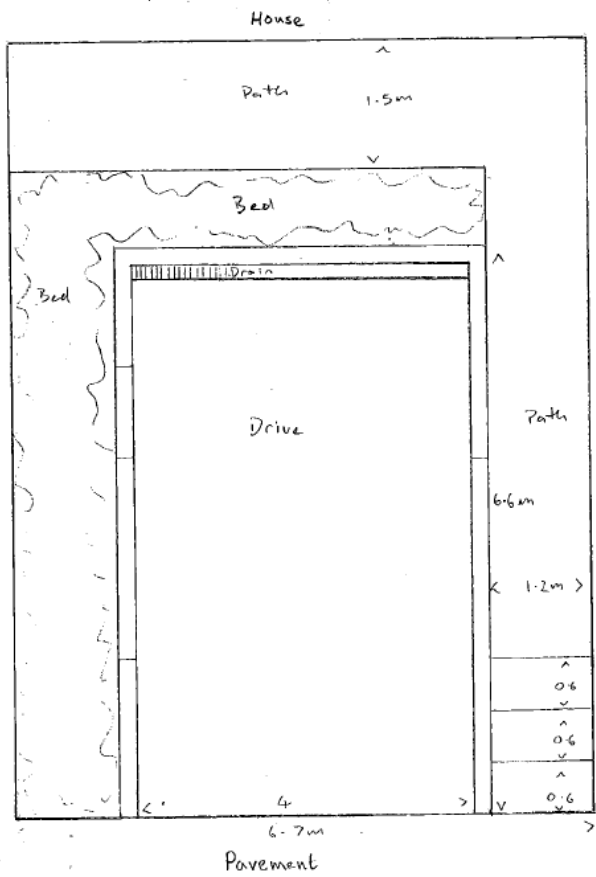
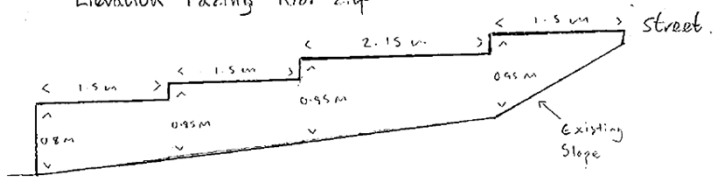


**4/00586/15/RET - RETENTION OF RAISED DRIVEWAY WITH A RETAINING WALL
22 MANORVILLE ROAD, HEMEL HEMPSTEAD, HP3 0AP**

Elevation Facing No. 2.0



Elevation Facing No. 2.4



**4/00586/15/RET - RETENTION OF RAISED DRIVEWAY WITH A RETAINING WALL
22 MANORVILLE ROAD, HEMEL HEMPSTEAD, HP3 0AP
APPLICANT: Mrs Joshi-Thomson**

[Case Officer - Martin Stickley]

Summary

The application is recommended for approval.

The principle of residential development is considered acceptable in the sites location within a residential area. Although the original scheme did not conflict with policy, concerns were raised by the immediate neighbours. An amended scheme was requested and no further objections were received.

The proposed works would not have any adverse impact on the appearance of the dwelling and would not significantly detract from the street scene. The development would not have a detrimental impact on the amenity of neighbouring properties. The access and car parking is deemed satisfactory. Therefore, the proposal is acceptable in accordance with the aims of the National Planning Policy Framework; Policies CS4, CS11 and CS12 of the Core Strategy, and saved Policy 58 and saved Appendices 5 and 7 of the Dacorum Borough Local Plan (DBLP).

Site and Surroundings

The application site is located on the north-western side of Manorville Road, within the residential area of Hemel Hempstead. The plot comprises a two-storey dwelling characterised by white render and a hipped-roof with plain tiles. The property is set down from the road by approximately 1.2 metres.

Proposal

The application seeks planning permission for the retention of a raised driveway with a retaining wall.

Referral to Committee

The application is referred to the Development Control Committee because the applicant is a Dacorum Borough Council employee.

Planning History

4/00871/10/FHA SINGLE AND TWO STOREY REAR EXTENSION
Granted
20/07/2010

Relevant Policy

National Planning Policy Guidance

National Planning Policy Framework (NPPF)

National Planning Policy Guidance

Dacorum Core Strategy 2006-2031

NP1 - Supporting Development
CS4 - The Towns and Large Villages
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS29 - Sustainable Design and Construction
CS31 - Water Management
CS32 - Air, Water and Soil Quality

Dacorum Borough Local Plan 1991-2011

Policy 58 - Private Parking Provision
Appendix 5 - Parking Provision
Appendix 7 - Small-scale House Extensions

Summary of Representations

Neighbouring Properties

Cherry Tree House (10-Mar-15)

No comments.

20 Manorville Road (10-Mar-15)

We wish to object to the proposed retention of the construction at 22 Manorville Road, ref: 4/00586/15/RET.

Our main concerns are as follows:

Visual Intrusion

The proposal results in a visual intrusion, which is currently having a serious and adverse affect on the amenity of our front garden. With the addition of one or more parked vehicles, our front garden will be overshadowed by over 3 metres, given that the neighbouring garden is already embanked by 0.5 metres prior to the proposed construction.

This, together with the loss of sunlight from a southerly direction as detailed below, will have the effect of making our front garden significantly less enjoyable for day-to-day use.

Loss of Light / Overshadowing

According to the current works and the plans submitted, the retaining wall and safety rail will have a combined height of 2 metres. This blocks out light to our garden from

the main southerly direction, and will overshadow our garden for a significant proportion of the day. With the addition of a vehicle, this overshadowing will be made significantly worse.

Overlooking / Loss of Privacy

Our property features a bay window, and our front garden is in use on a daily basis. The additional height of the raised driveway will mean that anyone pulling up into the proposed driveway will have a direct view into our living room.

Design, Appearance and Type of Materials

The raised platform is out of keeping with other driveways in the street. The few driveways which have been added to gardens nearby slope with the natural incline of the hill. This engineering work to provide a flat slope creates a visual feature which is notable and visually unappealing.

The breeze-blocks currently forming the construction are proposed to be coated with a rendered surface. We have received advice that the rendering is not likely to last long, and will quickly take on a shabby appearance, whilst crumbling off.

Noise and Disturbance Resulting from Use

The front two rooms of our house are used by our 20-month-old children. Vehicles moving in and out of the adjacent property at a distance of less than three metres will disturb them during day and night time sleep.

We would ask that you take the above concerns into account. It would be entirely possible for the owners of 22 Manorville Road to use their front garden as a driveway without maintaining this very significant engineering work, which has had a negative and ongoing effect on our enjoyment and use of our property.

24 Manorville Road (10-Mar-15)

Initial conversations with the owner of 22 prior to the build revealed that the structure would be 60cm. The built structure retaining wall is almost double this height and will be taller again with the addition on top of a 90cm high handrail. This presents the structure as dominant feature when viewed from number 24. However, should the height of the retaining wall be lower at 90cm tall the appearance and dominance of the structure would be lessened.

Considerations

The main issues of relevance to the consideration of this application relate to the impact of the works upon the character and appearance of the dwelling in accordance with Policies CS12 and CS13 of Dacorum's Core Strategy. Other issues of relevance relate to the impact of the proposal on the character and appearance of the street scene, the impact on neighbouring properties and the impact on car parking.

Effect on Appearance of Building and Street Scene

An assessment of the impact of the proposed works has considered the impact on the appearance of the building and street scene. The proposal would not have an adverse impact on the visual amenity of the property or the wider street scene. Many of the properties in Manorville Road have extended and altered their driveways such that the current proposal would not appear incongruous. The amended scheme reduced the height of the proposed driveway to lessen the visual impact on the street scene.

The proposal would be finished with a white render to match the existing dwelling and would therefore harmonise with the parent building in accordance with Policy CS12 of the Core Strategy. The proposal would also include the installation of two flower-beds to soften the image of the driveway and preserve an attractive streetscape as required by Policy CS11 of the Core Strategy.

In conclusion, it is felt that the retention of the raised driveway would not significantly detract from the appearance of the building or character of the street scene in accordance with Policies CS11 and CS12 of the Core Strategy.

Effect on Amenity of Neighbours

Consideration has been given to the impact that the proposed extension would have on the adjoining neighbours. Policy CS12 states that regarding the effect on the amenity of neighbours, development should avoid visual intrusion, loss of light and loss of privacy.

The application site currently has two directly adjoining neighbours, 20 and 24 Manorville Road. Both neighbours objected to the original plans. However, no comments were received after re-consultation on the amended scheme, which reduced the height of the raised driveway considerably.

A summary of the objections received are listed and addressed below.

1. Visual intrusion, overlooking and loss of privacy

Due to the fact that the neighbouring properties are set down 1-2m lower than the road level, views from public vantage points into ground floor windows and front gardens are fairly intrusive. This is a pre-existing condition and would not be worsened by the proposal.

2. Loss of light and overshadowing

Using the criteria set out in saved Appendix 7 of the DBLP, this proposal would not have any impact with regards to loss of light to the neighbouring ground floor windows. It should be noted that the applicant could erect a 1.8m fence along the boundary without requiring planning permission, which would cause more of an issue with regards to loss of light to the front garden.

3. Design, appearance and type of materials

As mentioned previously, the proposal would be finished with a white render to match the existing dwelling. The proposal would also include flower-beds to aid the aesthetics of the driveway. Therefore, it is felt that the design and appearance is acceptable accordance with Policies CS11 and CS12 of the Core Strategy.

The proposal is to be constructed of a porous permeable paving solution and has a linear drainage channel to ensure that water does not discharge onto the adjacent highway. Therefore, the proposed materials are also deemed acceptable.

4. Noise and disturbance resulting from use

The ability for vehicles to park some 2-3 metres closer to the neighbouring property would not significantly increase the noise of parking cars to the neighbouring properties.

The original scheme proposed a driveway with a height that exceeded two metres in certain points. To help mitigate the issues raised by neighbours, a reduction in height was proposed. The amended scheme removed railings and reduced the height of the brick walls. The height of the proposal has been significantly reduced to approximately one metre at its highest point. The assessment above is based on the amended scheme.

To conclude, there would be no significant harm to the residential amenities of the neighbouring properties as a result of this proposal. The proposed extension would not impact the immediate neighbouring properties in terms of visual intrusion, loss of light and loss of privacy in accordance with Policy CS12 of the Core Strategy and saved Appendix 7 of the DBLP.

Access and Parking

The proposal would not have an adverse impact on the safety or operation of the adjacent highway. The proposed driveway would provide an off-street parking space for the property, reducing the number of cars parked on the street. Although this means that area used as an on-street parking space adjacent to the driveway can no longer be used, this leaves a gap for passing cars to safely pull in to let other cars past. The proposal would therefore generally benefit the street with regards to access and parking in accordance with saved Policy 58 and saved Appendix 5 of the DBLP.

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

Reason: To ensure a satisfactory appearance to the development in accordance with Policy CS12 of the Core Strategy.

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

**Proposed elevations - no reference (received 28-Apr-15),
Proposed floor plans - no reference (received 28-Apr-15).**

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

Article 31 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 2012.