

**4/02124/17/FHA - FIRST FLOOR SIDE EXTENSION AND EXTERNAL ALTERATIONS.
8 HIGHCLERE DRIVE, HEMEL HEMPSTEAD, HP3 8BT.
APPLICANT: Mr & Mrs Ansell.**

[Case Officer - Ross Herbert]

Summary

The application is recommended for approval.

The proposals would have no significant adverse effect on the character and appearance of the parent dwelling, the street scene or the amenity of the neighbouring properties. As such they would comply with Policies CS11 and CS12 of the Core Strategy (2013).

Site Description

The site is located within the urban area of Hemel Hempstead and comprises of a large detached two storey dwelling, set on a large plot.

Proposal

It is proposed to construct a first floor side extension, along with some external alterations.

Referral to Committee

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

Planning History

4/01224/99/4 DETAILS OF BOUNDARY TREATMENT REQUIRED BY CONDITION 3
 OF PLANNING PERMISSION 4/0673/99 (SINGLE STOREY EXTENSION)
 Granted
 03/08/1999

4/00673/99/4 SINGLE STOREY EXTENSION
 Granted
 14/06/1999

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
Circular 11/95

Adopted Core Strategy

NP1 - Supporting Development
CS1 - Distribution of Development
CS4 - The Towns and Large Villages
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS13 - Quality of Public Realm
CS28 - Renewable Energy
CS29 - Sustainable Design and Construction

CS30 - Sustainability Offset Fund
CS31 - Water Management

Saved Policies of the Dacorum Borough Local Plan

Policies 10, 12, 13, 58
Appendices 3, 5, 7

Supplementary Planning Guidance / Documents

Environmental Guidelines (May 2004)
Area Based Policies (May 2004) - Residential Character Area HCA 25: Longdean Park
Water Conservation & Sustainable Drainage (June 2005)
Energy Efficiency & Conservation (June 2006)
Accessibility Zones for the Application of car Parking Standards (July 2002)

Advice Notes and Appraisals

Sustainable Development Advice Note (March 2011)

Summary of Representations

Nash Mills Parish Council

Nash Mills Parish Council met on Monday 11th September and reviewed these applications.

These applications do not satisfy Dacorum's Core Planning Policies CS11 and CS12.

Nash Mills Parish Council therefore oppose the proposals and request DBC to seek amendments to ensure compliance with CS11 and CS12.

Response to Neighbour Notification / Site Notice / Newspaper Advertisement

None.

Considerations

Policy and Principle

The site falls within the urban area of Hemel Hempstead wherein the principle of residential extensions is acceptable. The issues that most affect the consideration of this application relate to the impact of the proposed works on the character and appearance of the original building, the street scene and the impact on the amenity of neighbouring properties.

Effect on Appearance of Building

There would be no significant adverse effects.

The proposals have been designed to mitigate the impact on the character and appearance of the host dwelling. The proposed first floor side extension utilises a matching gable end roof and includes a gable end front projection, which would be sympathetic to the existing gable end front projections at the property, despite being larger. Due to its larger size the front projection element of the side extension would alter the balance of the front elevation, with the visual emphasis switching from the left to the right hand side. However, due to the sympathetic design, in combination with the other external alterations proposed, it is not considered that the proposals would result in any significant adverse impact on the character or appearance of the

property.

On balance it is considered that the proposed extension would be sympathetic to the character and appearance of the existing property. It is considered that the proposals are in compliance with Policy CS12 of the Core Strategy (2013).

Effect on Street Scene

There would be no significant adverse effects.

Policies CS11 and CS12 of the Core Strategy (2013) seek to ensure that new development preserves attractive streetscapes and satisfactorily integrates with the streetscape character. The proposed extension is considered satisfactory in terms of design, bulk, scale and height. The proposal comprises of a design that harmonises with the overall aesthetic of the parent building and this part of the street scene.

Despite the extension being at first floor level it is considered that spacing would remain adequate to avoid the proposals resulting in a cramped appearance. The extension would not be unduly prominent within this part of the street. This part of Longdean Park has seen a large amount of extensions and replacement dwellings, with the street scene illustrating a variety of designs.

The proposed extension is therefore not considered to be visually intrusive or harmful to the character and appearance of the street scene. Therefore, it is not considered that the proposal would detract from the character of the street scene in accordance with Policy CS11 and CS12 of the Core Strategy.

Effect on Amenity of Neighbours

There would be no significant adverse effects.

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 proposals have been designed to avoid any significant impact on the neighbouring properties.

The proposed extension would be located above the existing ground floor wing and would extend no further towards the neighbouring property, No. 6. Despite the extension being at first floor level it is considered that spacing would remain adequate to avoid any sense of visual intrusion.

With regards to loss of light, it is considered that the proposals would result in no significant adverse effect. The neighbouring property, No. 6 has no flank windows which could be affected by the proposed extension. The front projecting element would not breach the 45 degree line drawn from the nearest habitable room window at the front of No. 6. It is considered that there would be no significant loss of daylight or sunlight as a result of the proposed development.

When considering a potential loss of privacy it is considered that the proposals would not result in any unreasonable loss to the neighbouring properties. The proposed extension contains no flank windows and it is considered that there would be no increased overlooking as a result of the proposed development.

In conclusion, it is considered that there would be no significant harm to the residential amenities of the neighbouring properties as a result of these proposals. The proposed first floor side extension would not significantly impact upon 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 property currently has ample off-street parking available on the driveway and parking area to the front of the property. Whilst the proposals would add an extra bedroom, it is not considered that this would result in any significant adverse effects on highway safety or the free-flow of traffic.

Off-street parking would not be affected by the proposals and the Council's parking standards set out in Appendix 5 of the Saved Dacorum Borough Local Plan would continue to be met. The local roads have no parking restrictions and on-street parking is available.

Other Considerations

Community Infrastructure Levy (CIL)

Policy CS35 of the Core Strategy 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 due to resulting in less than 100sqm. of additional floor space.

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 **No development shall take place until samples of the render proposed to be used on the external walls of the development shall have been submitted to and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development. Other than the proposed render, the development hereby permitted shall be constructed in accordance with the materials specified on the approved drawings. Please do not send materials to the council offices. Materials should be kept on site and arrangements made with the planning officer for inspection.**

Reason: To ensure a satisfactory appearance to the development.

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

1868/S & L
1868-01
1868-02
1868-03
1868-04

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

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.