

4/03156/17/FHA - TWO STOREY EXTENSION AND FIRST FLOOR FRONT EXTENSION WITH OPEN PORCH..
34 MORTAIN DRIVE, BERKHAMSTED, HP4 1JZ.
APPLICANT: Mr Elder.

[Case Officer - Amy Harman]

Summary

The proposed two storey extension through size, position and design would not result in severe detriment to the appearance of the parent dwellinghouse or surrounding street scene. Furthermore, the proposed would not adversely impact upon the residential amenity of neighbouring residents. The proposal therefore coheres with the NPPF (2012), saved appendices 3, 5 and 7 of the Dacorum Local Plan (1991), policies CS4, CS11 and CS12 of the Core Strategy (2013) and the Chilterns Park (BCA14) area character appraisal.

The application is recommended for approval.

Site Description

The application site comprises of a 3 bedroom two-storey semi-detached property located on Mortain Drive, to the north of Spring Field Road. The property has a front driveway with an integral garage. The plot also benefits from a modest garden to the rear.

Proposal

The application seeks planning permission for a two storey extension and first floor front extension with open porch.

Referral to Committee

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

Relevant History

4/00420/09/FHA SINGLE STOREY AND FIRST FLOOR FRONT EXTENSIONS
Granted
06/05/2009

4/01272/06/FHA SINGLE STOREY FRONT EXTENSIONS AND GARAGE CONVERSION
Granted
31/07/2006

Site Constraints

halton dotted black
15.2m air dir limit
railway (100m buffer)
area of archaeological importance

cil1
former land use

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)

Adopted Core Strategy

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

Saved Policies of the Dacorum Borough Local Plan

Appendix 3 - Gardens and Amenity Space
Appendix 5 – Parking Provision
Appendix 7 - Small-scale House Extensions

Supplementary Planning Guidance

Chilterns Park Character Area (BCA14)

Summary of Representations

35 Mortain Drive - object

Our reasons for objecting planning permission are

- A) loss of light and overshadowing of kitchen velux window and front bedroom
- B) Design and appearance is not consistent with all other properties in Mortain Drive

We have no objections to original plans for single story extension to the kitchen, it is only the first floor extension to the bedroom which we object to.

Berkhamsted Town Council

Object.

The proposals are out of keeping with the street scene and would have an adverse impact on the amenity of the neighbours through loss of light.

Appendix 3 (iv); CS11; CS12.

Key Considerations:

Principle of Development

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 of the existing dwellinghouse, immediate street scene and residential amenity of neighbouring properties.

Effect on Appearance of the Existing 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.

Moreover, under the development guidelines of the Residential Character Area BCA14 (Chilterns Park), extensions should normally be subordinate in terms of scale and height to the parent dwelling.

In accordance with the submitted application the proposed extensions would be of simple, traditional design, comprising of exposed brickworks with tile hang to match existing and UPVC windows and doors. These materials are considered acceptable and in-keeping with the existing dwellinghouse; complying with policy CS12 of the Core Strategy (2013).

The two storey element would project a maximum of 1.58 metres from the existing front elevation and 5 metres in width. This proposal, although double fronted, seeks to harmonise with the existing dwelling, featuring a double hipped roof to reduce bulk. The open porch is an attractive feature which adds interest.

A separation distance from the neighbouring boundary with No.33 has also been maintained, preserving the open and suburban character of the area and preventing a terracing effect from occurring. Furthermore the set back from number 33 is retained which somewhat obscures the front extension from views down from Mortain Drive.

The application property gained permission in 2009 (now expired) for a front extension, including a first floor front extension. It was considered by the applicant that this did not provide sufficient accommodation for the growing needs of the family and therefore these alterations for a larger front extension have now been submitted.

There is diversity in terms of the character and appearance of the dwellings some of which have been extended. It should be noted that several properties along the street have been granted planning permission for various additions. On this basis the proposals would not disrupt any existing uniformity in terms of design or appearance within the street scene. Given that the proposals are sympathetic to the dwelling it is not considered that they would have an adverse visual impact on the surrounding area.

Therefore based upon its individual merits, focusing upon no. 34's location/ immediate locality and the staggered nature of the adjacent dwellings, the previous acceptance of a front extension, the proposal is considered acceptable. Any other similar proposals in the locality will need to be considered upon their individual circumstances/ merits with regard to their location in relation to the street scene.

Overall, it is considered that the two storey front extension would not severely detriment the appearance of the parent dwellinghouse and street scene; accordingly the proposed coheres with the NPPF (2012), saved appendix 7 of the Dacorum Local Plan (1991), policies CS4, CS11 and CS12 of the Core Strategy (2013) and the Chilterns Park (BCA14) area character appraisal.

Effect on Amenity of 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 two storey extension would be flush with the single storey front extension (already constructed) and flush with number 35's single storey front extension. It would therefore not breach the 45 degree line taken from the ground floor window nearest the application site. The second floor extension would marginally breach the 45 degree line taken from the adjacent bedroom window, however given the orientation (east facing) this will have a very limited impact on the sunlight / daylight into this room.

Due to the marginal scale (1.58 metre depth), it is not considered to result in significant loss of daylight and sunlight to the neighbouring property, including the velux window in the single storey extension. In conjunction with orientation of the application site it is not considered that during peak sunlight hours that any significant loss to neighbouring properties would result.

Number 35 Mortain Drive have objected on the basis that the proposed extension would cause a loss of light and overshadowing of kitchen velux window and front bedroom, however given the above assessment, it is not considered that this is a sustainable objection.

There are no windows proposed on the side elevations and therefore there is no loss of privacy to neighbours.

Thus, the proposal would not further impact upon the residential amenity or privacy of neighbouring residents and 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

No impact

Impact on Highway Safety

No impact - the extension is limited to additional ground floor living and upstairs bathroom accommodation and therefore there is no requirement for additional parking.

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 Liabe due to resulting in less than 100m² 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 The development hereby permitted shall be carried out in accordance with the following approved plans/documents:**

2219-S1
2219-P10

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

- 3 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 in accordance with Adopted Core Strategy CS12

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.