

4/00124/18/FHA	GROUND AND FIRST FLOOR EXTENSIONS TO FRONT AND REAR AND LOFT CONVERSION
Site Address	24 Hall Park, Berkhamsted, HP4 2NU
Applicant	Mr Andrews
Case Officer	Amy Harman
Referral to Committee	Berkhamsted Town council object - The proposals would result in an overdevelopment of the site and would be out of keeping with the street scene. The side windows would also lead to overlooking of the neighbouring property.

1. Recommendation

1.1 That planning permission be **GRANTED**

2. Summary

2.1 The application is recommended for approval. The application site is located within a residential area, wherein 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

3. Site Description

3.1 24 Hall Park is a detached property located on a generous plot on the eastern side of Hall Park, a residential street in Berkhamsted. Levels fall away to the north. many of the properties in the vicinity have been substantially extended including numbers 17, 25, 28 and 30 Hall Park.

4. Proposal

4.1 The application consists of ground and first floor extensions to front and rear and loft conversion.

5. Relevant Planning History

4/00124/18/FHA GROUND AND FIRST FLOOR EXTENSIONS TO FRONT AND REAR AND LOFT CONVERSION
Granted

4/00318/06/FHA CONSERVATORY
Granted
07/04/2006

4/00060/03/FHA PART FIRST FLOOR, PART TWO STOREY SIDE/REAR EXTENSION, SINGLE STOREY FRONT EXTENSION
Granted
13/03/2003

6. Policies

6.1 National Policy Guidance

National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

6.2 Adopted Core Strategy –

NP1 - Supporting Development
CS1 - Distribution of Development
CS4 - The Towns and Large Villages
CS8 - Sustainable Transport
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS28 - Renewable Energy
CS29 - Sustainable Design and Construction
CS31 - Water Management

6.3 Saved Policies of the Dacorum Borough Local Plan

Policies 5,7

6.4 Supplementary Planning Guidance / Documents

- BCA1 – Hall Park Residential Character Area.

7. Constraints

- tree preservation order
- cil1

8. Representations

Consultation responses

8.1 These are reproduced in full at Appendix A

Neighbour notification/site notice responses

8.2 No responses

9. Considerations

9.1 The application site is located within a residential area, wherein 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.

Main issues

9.2 The main issues to consider are:

- Impact on Street Scene
- Impact on Neighbours
- Overdevelopment

Impact on Street Scene

9.3 The NPPF states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles, although it is proper to seek to reinforce local distinctiveness.

9.4 Saved Appendix 7 of the Dacorum Core Strategy (2004) promotes good design practice for householder extensions. In particular, it is stated that extensions should harmonise with the original design and character of the house in terms of scale, roof form, window design and external finishes.

9.5 Policies CS11 and CS12 of the Core Strategy (2013) state that development should preserve attractive streetscapes and satisfactorily integrate with the streetscape character.

9.6 The two storey extension is mainly restricted to the rear of the property. The extension would increase the depth of the two storey element of the house by a maximum of 4 metres, there is no increase in the width of the dwelling. There is no increase in the ridge height of the host property. It is not considered that the proposed development would have an adverse impact on the character of the property or the street scene. The extensions would integrate well with the existing dwelling and due the location of the extensions and the dwellings generous plot would not appear as an overbearing or unsympathetic addition to the dwelling when viewed from the public realm and is therefore considered acceptable.

9.7 The existing separation is retained between the existing property and the neighbouring properties on either side. The proposed extensions to the existing dwelling are therefore not considered visually intrusive or harmful to the character and appearance of the dwelling or street scene; accordingly the proposed coheres with the NPPF (2012), appendix 7 of the Dacorum Local Plan (1991) and CS11, CS12 of the Core Strategy (2013).

9.8 In accordance with the submitted application the proposed extension would be of traditional design comprising facing brick walls and render to match existing, concrete tiled hipped roof to match existing and white UPVC windows and doors; all of which would complement the existing dwellinghouse. 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).

Effect on Amenity of Neighbours

9.9 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 the neighbouring properties and their amenity space. Thus, proposals should be designed to reduce any impact on neighbouring properties by way of 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.

9.10 The neighbouring property (Number 22) has no windows on the side elevation facing the proposal site. The new window on the flank elevation facing number 26 is shown to be obscure glazed (this will be conditioned) to ensure there will be no overlooking into this property. There are no additional windows in the rear elevation and therefore there is no increased potential for overlooking.

9.11 Moreover, the proposed doors and windows to the rear elevation of the extension are appropriate in size, position and height; in-keeping with the existing fenestration's of the dwelling house. Subsequently they would not result in additional impact upon the residential amenity and privacy of neighbouring residents.

9.12 The extension does not breach the 45 degree line when taken from the nearest window of either neighbouring property. Furthermore, due to the orientation of the gardens the sun would come around during the day to the west whereby the extension proposed would have no effect on sunlight into either the rear windows or the amenity space of the neighbouring properties. As a result, it is not considered that there would be a significant loss of daylight or sunlight to neighbouring ground floor windows as a result of the proposal. Thus, the proposed extension would not impact upon the residential amenity and privacy of neighbouring residents. As a result the rear extension in regards to residential amenity is acceptable in terms of the NPPF (2012), Saved Appendix 3 of the Local Plan (1991) and Policy CS12 of the Core Strategy (2013).

Overdevelopment

9.13 Saved Appendix 3 of the Local Plan states that properties should have a rear garden depth of 11.5m. In this case, the retained garden would be a minimum of 20 metres in depth meeting the Saved guidance.

9.14 The existing separation is retained between the existing property and the neighbouring properties on either side. Therefore, the proposals are not considered to result in an overdevelopment of the site.

Response to Neighbour comments

9.15 No comments received from neighbours

CIL

9.16 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 CIL Liable due to resulting in more than 100m² of additional floor space.

10. Conclusions

10.1 The proposed extensions 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 spacing between the properties is retained and the garden depth more than adequately meets the Council's minimum standards. Therefore it is not considered that the proposals result in an overdevelopment of the site.

10.2 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).

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

No	Condition
1	<p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p><u>Reason:</u> 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.</p>
2	<p>The development hereby permitted shall be carried out in accordance with the following approved plans/documents:</p> <p>200 201 202 rev.B</p> <p><u>Reason:</u> For the avoidance of doubt and in the interests of proper planning.</p>
3	<p>The development hereby permitted shall be constructed in accordance with the materials specified on the approved drawings</p> <p><u>Reason:</u> To ensure a satisfactory appearance to the development in accordance with Adopted Core Strategy CS12</p>

4	<p>The windows at first floor level in the southern flank elevation of the extension hereby permitted shall be permanently fitted with obscured glass</p> <p><u>Reason:</u> In the interests of the residential amenities of the occupants of the adjacent dwellings in accordance with Adopted core Strategy CS12.</p> <p><u>Article 35 Statement</u></p> <p>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 2015.</p>
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Appendix A

Consultation responses

1. Town/Parish Council

The mass and bulk of these proposals would impact adversely on the amenity of neighbours by blocking their light.
CS12.

Appendix B

Neighbour notification/site notice responses

No objections