

<b>4/00580/18/FHA</b>	<b>RAISING OF HIPPED ROOF TO GABLE, CONSTRUCTION OF FRONT AND REAR DORMERS AND LOFT CONVERSION (AMENDED SCHEME)</b>
<b>Site Address</b>	<b>55 EGERTON ROAD, BERKHAMSTED, HP4 1DU</b>
<b>Applicant</b>	<b>MR &amp; MRS DUFFY, 55 EGERTON ROAD</b>
<b>Case Officer</b>	<b>Amy Harman</b>
<b>Referral to Committee</b>	<b>OBJECTION FROM BERKHAMSTED TOWN COUNCIL</b>

## **1. Recommendation**

1.1 That planning permission be **GRANTED** subject to the conditions set out below.

## **2. Summary**

2.1 The extensions are not considered to have a harmful impact on the street scene. In addition there are many examples of similar extensions in Egerton Road. As a result the proposal would not result in adverse impact on the street scape, preserving both the character and appearance of the existing dwellinghouse and wider street scene. Accordingly the proposed coheres with the NPPF (2012), Saved Appendix 7 of the Dacorum Local Plan (2004) and Policies CS4, CS11 and CS12 of the Core Strategy (2013).

## **3. Site Description**

3.1 The application site is a semi-detached dwellinghouse located to the north side, towards the close of Egerton Road, Berkhamsted. The immediate character area comprises similarly designed semi-detached dwellinghouse of relatively similar build, age, height and size; however may have been extended but the overall character of the area is evident.

## **4. Proposal**

4.1 Raising of hipped roof to gable, construction of front and rear dormers and loft conversion.

## **5. Relevant Planning History**

4/02533/17/FHA RAISING OF HIPPED ROOF TO GABLE, CONSTRUCTION OF FRONT AND REAR DORMERS AND CONVERSION OF LOFT SPACE TO BECOME BEDROOM AND EN-SUITE  
Withdrawn  
16/11/2017

4/01654/17/FHA SINGLE STOREY REAR EXTENSION, GARAGE CONVERSION, FRONT DOOR RELOCATION AND ASSOCIATED ALTERATIONS  
Granted  
09/08/2017

## **6. Policies**

### **6.1 National Policy Guidance**

National Planning Policy Framework (NPPF)

### **6.2 Adopted Core Strategy –**

NP1, CS1, CS2, CS4, CS12

### **6.3 Saved Policies of the Dacorum Borough Local Plan**

Appendix 5 & 7

### **6.4 Supplementary Planning Guidance / Documents [include only those relevant to case]**

- Environmental Guidelines (May 2004)
- Area Based Policies (May 2004) - Residential Character Area

## **7. Constraints**

- AREA OF ARCHAEOLOGICAL IMPORTANCE
- CIL1

## **8. Representations**

### Consultation responses

#### **8.1 Berkhamsted Town Council - Objection**

The inclusion of the front dormer within this application constitutes an overdevelopment of the property which is also out of keeping with the street scene.

CS11; CS12; Appendix 3 (I).

#### **8.2 Historic Environment Advisor**

In this instance I consider that the development , given its nature, will not have an impact on heritage assets of archaeological interest. I therefore have no comment to make upon the proposal.

### Neighbour notification/site notice responses

#### **8.3 53 Egerton Road- Objection**

I am opposed to this proposal for the same reasons as I laid out in my letter of 2nd November 2017 regarding the original proposal Reference 4/02533/17/FHA. In short I am against the alteration of the sky line. Berkhamsted Town Council also stated in their objection (1st November) "The inclusion of the front dormer within this application constitutes an overdevelopment of the property which is also out of keeping with the street scene," which I believe also applies to this latest application.

## **9. Considerations**

### Main issues

#### **9.1 The main issues to consider are:**

- Policy and principle
- Impact on Street Scene

- Impact on Residential amenity
- Impact on Highway Safety

#### Policy and Principle

9.2 The application site is located within a residential area, wherein in accordance with Policy CS4 of the Core Strategy the principle of a residential extension is acceptable subject to compliance with the relevant national and local policies outlined below. The main issues of consideration relate to the impact of the proposals character and appearance upon the existing dwellinghouse, immediate street scene and residential amenity of neighbouring properties.

#### Impact on Street Scene

9.3 Saved Appendix 7 of the Dacorum Local Plan (2004), 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.

9.4 The hip to gable extension would ordinarily be permitted under Class B of GDPO - as the cubic content of the resulting roof space would not exceed the cubic content of the original roof space by more than 40 cubic metres (in this instance it would increase it by 29.16 cubic metres). Recent appeals which have been upheld by the Planning Inspectorate confirm that the permitted development fall-back positions are to be given considerable weight in the consideration of planning applications. Furthermore many of the properties in the locality have undertaken hip to gable extensions.

9.5 The front dormer is of limited size and set down from the ridge of the roof and set in from the flank elevation. It is of sympathetic design and mirrors the fenestration featured in the existing dwelling.

9.6 Front dormers are not an uncommon feature in the street scene and many examples can be found in Egerton Road, therefore it is felt that this feature would not be detrimental to the appearance of the local street scene.

9.7 As a result the proposal would not result in adverse impact on the street scape, preserving both the character and appearance of the existing dwellinghouse and wider street scene. Accordingly the proposed coheres with the NPPF (2012), Saved Appendix 7 of the Dacorum Local Plan (2004) and Policies CS4, CS11 and CS12 of the Core Strategy (2013).

#### Impact on the living conditions of future occupants and surrounding residential units

9.4 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 (2004) 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.

9.5 There is an additional window on the flank elevation facing 57 Egerton Road, however this is shown on the plans as being obscure glazed. There are also additional windows in the rear elevation in the rear dormer. However it is considered that there is little additional opportunity

for overlooking given the existence of rear facing windows.

9.6 Due to the marginal scale of the rear extensions, it is not considered that a significant loss of daylight or outlook to neighbouring habitable windows would result.

9.7 Thus, the proposed in regards to residential amenity is acceptable in terms of the NPPF (2012), Saved Appendices 3 and 7 of the Local Plan (2004) and Policy CS12 of the Core Strategy (2013).

#### Impact on Trees and Landscaping

9.5 No impact on trees

#### Impact on Highway Safety

9.6 Policy CS12 of the Core Strategy (2013) seeks to ensure developments have sufficient parking provision. Paragraph 39 of the NPPF (2012) states that if setting local parking standards authorities should take into account the accessibility of the development, the type, mix and use of the development, availability of public transport; local car ownership levels and the overall need to reduce the use of high emission vehicles. Policies CS8 of the Core Strategy (2013) and saved policies 57, 58 and appendix 5 of the Local Plan (2004) promote an assessment based upon maximum parking standards.

9.7 The proposal would result in an increase in dwelling size from 3 to 4 bedrooms. Currently the property only provides one off street parking space. However on my site visit it was noted that there is plenty of available on-street parking, further the site is located close to Berkhamsted Town Centre and a short walk to Berkhamsted train station. As such the proposed development would not result in significant impact to the safety and operation of adjacent highway. Thus, the proposal meets the requirements of Policies CS8 and CS12 of the Core Strategy (2013) and Saved Appendix 5 of the Local Plan (2004).

#### Response to Neighbour comments

9.8 These points have been addressed above.

#### CIL

9.9 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 Liable due to resulting in less than 100m<sup>2</sup> of additional floor space.

### **10. Conclusions**

10.1 In conclusion it is considered that the planning application should be granted subject to the proposed conditions. The extensions would not be harmful to the character and appearance of the street scene and indeed mirror others already constructed within Egerton Road.

**11. 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:**

1735 / 02

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

- 3    **The development hereby permitted shall be constructed in accordance with the materials specified on the approved drawings.**

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.