

4/00560/18/FHA	CONSTRUCTION OF TWO STOREY SIDE EXTENSION. EXTEND EXISTING LOFT CONVERSION ABOVE PROPOSED SIDE EXTENSION AND REPLACE EXISTING DORMER. INSTALLATION OF TWO VELUX WINDOWS TO FRONT FACING ROOF. EXTEND EXISTING SINGLE STOREY REAR EXTENSION TO THE SIDE.
Site Address	28 OSBOURNE AVENUE, KINGS LANGLEY, WD4 8DB
Applicant	Mr Wade, 28 Osbourne Avenue
Case Officer	Robert Freeman
Referral to Committee	The application has been referred to committee in view of the objections of the Parish Council

1. Recommendation

1.1 That planning permission be **GRANTED**

2. Summary

2.1 The proposed two storey side extension, single storey rear extension and dormer window are considered to be appropriate in terms of their design, bulk and scale. They would be similar in appearance to a number of extensions undertaken in Osbourne Avenue and are not considered to result in harm to either the character and appearance of the property or the street in accordance with Policies CS12 and CS13 of the Core Strategy.

2.2 Full details of the proposed outbuilding, listed on the application form, have not been provided and as such it has not been considered as part of this application. Based on the information provided it is likely to constitute permitted development.

2.3 The proposals are not considered to be harmful to the residential amenities of neighbouring properties in accordance with Policy CS12 of the Core Strategy and saved Appendix 7 of the Dacorum Borough Local Plan 1991-2011.

3. Site Description

3.1 The application site is located on the western side of Osbourne Avenue close to its junction with Havelock Road. The area is primarily residential in nature. The application site backs onto playing fields at Kings Langley Primary School with common land to the south west of the site.

3.2 28 Osbourne Avenue is a modest two storey semi-detached dwelling with rendered walls, bay windows and a hipped roof. Osbourne Avenue is characterised by pairs of semi-detached properties, many of which have been extended and altered over the years including single and two storey extensions right up to the boundary.

4. Proposal

4.1 The proposed development involves the construction of a two storey side extension, a single storey rear extension and the conversion of the resulting loft space. The two storey side extension would extend to within 300mm of the common boundary with 30 Osbourne Avenue. The roof would be extended to form a half hipped roof and the existing dormer extended to facilitate the provision of additional space within the loft.

4.2 The proposed works would not increase the number of bedrooms within the property.

5. Relevant Planning History

The current single storey rear extension was granted planning permission in 2002 (4/00395/02/FHA).

6. Policies

6.1 National Policy Guidance

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

6.2 Adopted Core Strategy

NP1, CS1, CS2, CS4, CS11, CS12, CS13 and CS29.

6.3 Saved Policies of the Dacorum Borough Local Plan

Policies 13, 51 and 58
Appendices 5 and 7

6.4 Supplementary Planning Guidance / Documents

- Accessibility Zones for the Application of car Parking Standards (July 2002)
- Environmental Guidelines (May 2004)

7. Constraints

Large Village
CIL 2

8. Representations

Consultation responses

8.1 These are reproduced in full at Appendix A

Neighbour notification/site notice responses

8.2 These are reproduced in full at Appendix B

9. Considerations

The key issue in this case is the scale of development and whether this is appropriate in the context of the plot and surrounding residential properties.

Main issues

9.1 The main issues to consider are:

- Policy and principle
- Impact on the Character and Appearance of the area
- Impact on the residential amenities of 30 Osbourne Avenue
- Impact on Highway Safety

Policy and Principle

9.2 The principle of extending existing properties within the confines of larger villages such as Kings Langley would be accepted in accordance with Policies CS1 and CS4 of the Core Strategy.

Quality of Development

9.3 The proposed works are considered to be appropriate in terms of their layout, design, bulk, scale and use of materials and as such would not detract from the appearance of the property in accordance with Policy CS12 of the Core Strategy. The works themselves are actually quite modest, building on existing extensions to the rear of the property and at roof level. The proposed works would result in the removal of a prominent and unattractive dormer window to the side elevation of the property and would provide a half hip to the new roof similar in approach and reflective of the traditional roof form to properties in the street. The rear dormer window would be set in from the margins of the roof and below the ridge line in accordance with saved Appendix 7 of the Dacorum Borough Local Plan 1991-2011.

Impact on Street Scene

9.4 The proposed works are not considered to result in significant harm to the character and appearance of the street in accordance with Policies CS11 and CS12 of the Core Strategy.

9.5 The character and appearance of Osbourne Avenue has undergone significant change since the dwellings thereon were originally constructed. A number of properties have extended onto the common boundary with neighbouring units, including those at Nos. 8, 11, 14, 16, 17, 23, 25 and 27 Osbourne Avenue; significantly reducing the space between properties and in places resulting in near terracing of the original semi-detached units. A number of properties have also converted the resulting roof space to additional accommodation with velux windows to the front elevation. These are not considered harmful and could be provided in any event without planning permission.

Impact on Residential Amenity

9.6 The impact of the proposed works on the amenities of the neighbouring property, No.30, must be carefully considered in accordance with Policy CS12 and having regard to saved Appendix 7 of the Dacorum Borough Local Plan 1991-2011. The two storey extension would not project beyond the existing rear wall of the property and that of its neighbour to the south and as such is not considered to result in any significant harm, by reason of either a loss in daylight or sunlight. Given the juxtaposition of the properties, I am also satisfied that the proposed single storey would not cause any significant harm to the residential amenities of this property. The applicants already have a window in the flank elevation facing the blank gable to No.30 and although a window would be reused in the proposed development I am satisfied that there would be no material harm to privacy as a result of the proposal. It is noted that the windows to the flank elevation of the application property would serve a stairwell rather than habitable rooms.

Impact on Highway Safety

9.7 There is currently a single parking space at the front of the property and a narrow area of hard standing to the side of the unit which could be utilised for the parking of vehicles associated with the use of the dwelling. There are no on-street parking restrictions within Osbourne Avenue nor the neighbouring Havelock Road.

9.8 I am satisfied that there would be no material change to either the arrangements for the parking of vehicles or the size of the dwelling as a result of the proposals and as such can only conclude that the proposed development, whilst clearly under the parking standards in saved Appendix 5 of the Dacorum Borough Local Plan 1991-2011, would not be detrimental to matters of highways safety in accordance with Policies CS8 and CS12 of the Core Strategy.

Response to Neighbour comments

9.9 At the time of writing, no representations had been received in writing from neighbouring properties. Any comments received will be addressed in the addendum.

CIL

9.10 The proposed development would not be subject to the Community Infrastructure Levy

10. Conclusions

10.1 The proposed development is considered to be in broad accordance with the Development Plan and as such can be recommended for approval.

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 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.

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

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

Appendix A

Consultation responses

1. Kings Langley Parish Council

The Council objected to this application because of its bulk/size. This would not be in keeping with neighbouring properties being too large a development for the plot.

Appendix B

1. Neighbour Representations

No comments received.