

**4/02436/15/FHA - SINGLE STOREY REAR EXTENSION.
21 OLD DEAN, BOVINGDON, HEMEL HEMPSTEAD, HP3 0ET.
APPLICANT: Ms Hibbert.**

[Case Officer - Jason Seed]

Summary

The proposal comprises a single storey rear extension which is of modest dimensions and acceptable design and as such, is considered to comply with Policy CS12 of the Dacorum Core Strategy (September 2013) and saved DBLP Appendix 7 - Small Scale House Extensions.

Site Description

The site comprises a two storey semi-detached dwellinghouse which is situated on the southern side of Old Dean. The site is located within Bovingdon, which is designated as a Large Village.

The surrounding area is almost entirely residential in terms of both use and character.

Proposal

The proposal comprises a single storey rear extension which is to be constructed of brickwork to match existing and windows and doors made from UPVC to match the existing. The extensions extend to a depth of 4m and height of 2.65m with a flat roof.

Referral to Committee

The application has been referred to the Development Control Committee as the Freehold of the subject property is owned by DBC.

Planning History

None

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
NPPG

Adopted Core Strategy

NP1 - Supporting Development
CS4 - The Towns and Large Villages
CS12 - Quality of Site Design

Saved Policies of the Dacorum Borough Local Plan

Appendix 7 - Small Scale Residential Extensions

Summary of Representations

Bovingdon Parish Council - Support

Asset Management Team - Objected on the grounds that the proposed development may make working on and maintaining the building difficult, the extension would not be covered by DBC buildings insurance, the lease would require variation, the granting of permission would set a precedent within Old Dean and concerns about damage to host property as a result of construction. Also stated that the leaseholder does not own the structure of the building, they only own the interior of the flat - DBC owns the freehold of the building and the land. Further claimed that the leaseholder has not given notice to DBC that they wish to extend the flat.

Response - Matters of buildings insurance, lease arrangements, and potential damage to the host property are not material planning considerations. With regards to precedent, each individual planning application is judge upon its own merits and as such, no weight is given to this objection. Irrespective of planning consent, it will be for the occupier of the property to ensure that all consents from DBC Asset Management Team are in place before commencing work.

In respect of the matter of ownership, the applicant's agents confirmed in an email to the Planning Registry Team on 03/07/2015 that Certificate B had been completed and supplied a copy of this, along with a copy of the Article 6 Notice that was served on DBC on 02/07/2015.

Considerations

Core Strategy policy CS4 encourages appropriate residential development in Towns and Large Villages. The principle of an extension in this location is acceptable and should be considered primarily against Core Strategy Policy CS12: Quality of Site Design and saved DBLP Appendix 7 - Small Scale House Extensions.

Effect on Street Scene and host property

Policy CS12 of the Dacorum Core Strategy (September 2013) and saved DBLP Appendix 7 - Small Scale House Extensions combine to ensure that proposed developments do not have an adverse impact on the character and appearance of an area.

It is considered that the proposed development is of modest dimensions and would be constructed of materials to match the host dwelling. Furthermore, the fenestration is such that it would reflect that which is present within the host property and as such, it is considered that the proposal accords with the requirements of the aforementioned policies and is therefore acceptable.

Effect on Amenity of Neighbours

The projection of the rear extension would be limited to approximately 4m and would be located a sufficient distance from the habitable room windows of the neighbouring properties as to ensure that the development would not create a significant detrimental impact on the amenity of the neighbouring residents.

Due to the orientation of the dwelling, the limited height of the single storey extension and the distance from the boundaries of the neighbouring properties, it is considered that the development would not have an adverse impact on light or amenity to adjoining properties

In terms of privacy, the development would contain windows in the south elevation. However, existing fencing and boundary vegetation provide screening at the rear of the curtilage boundary. It is therefore considered that privacy would not be impacted upon by the development. Finally, it is noted that no objections have been received from neighbouring properties.

The application is therefore considered to be acceptable with regards to the protection of neighbouring amenity and duly accords with Policy CS12 of the Dacorum Core Strategy (September 2013) and saved DBLP Appendix 7 - Small Scale House Extensions.

Conclusions

In an area that is characterised by residential dwellings, the proposed single storey rear extension would not create an incongruous feature in the street scene and would not have a significant detrimental impact on the character of the area or the amenity of the neighbouring properties.

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:**

PL/001

PL/002

PL/003

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 or such other materials as may be agreed in writing by the local planning authority.**

Reason: To ensure a satisfactory appearance to the development.

INFORMATIVE

Please be advised that you will require the consent of Dacorum Borough Council (as Freeholder) prior to commencing any works associated with the implementation of this planning permission.