

4/01703/18/FHA	LOFT CONVERSION INCLUDING REAR DORMER WINDOW AND FOUR ROOF LIGHTS TO FRONT ELEVATION; SINGLE-STOREY REAR EXTENSION REPLACING EXISTING ATTACHED OUTBUILDING
Site Address	8 BRYFIELD COTTAGES, FLAUNDEN LANE, BOVINGDON, HEMEL HEMPSTEAD, HP3 0PD
Applicant	Mr A Miller, 8 Bryfield Cottages
Case Officer	Sally Robbins
Referral to Committee	Contrary views of Bovingdon Parish Council

1. Recommendation

1.1 That the application be delegated to the Group Manager with a view to approval, subject to the expiration of the consultation period.

2. Summary

2.1 The application site is located in the Green Belt whereby proportionate extensions to existing buildings are permitted provided that there is no significant impact upon the character and appearance of the countryside. The loft conversion with rear dormer window and front roof lights could be carried out under Permitted Development. The single storey rear extension would replace an existing single storey rear projection. The resultant floor area of the rear extension would not be a significant increase and as such it is considered that the proposed loft conversion and single storey rear extension would remain proportionate to the scale of the original building. The proposal would have limited impact upon the character and appearance of the street scene, nor would it have a detrimental impact upon the residential amenity of surrounding properties. The proposal therefore complies with Core Strategy (2013) Policies CS5, CS11 and CS12, Saved Local Plan (2004) Policy 22 and Appendix 7 and the NPPF (2018).

3. Site Description

3.1 The application site is within the Green Belt and is located on the northwest side of Flaunden Lane in Bovingdon. The site comprises a semi-detached two storey dwellinghouse with a single storey rear projection, indicated on the submitted plans as an attached outbuilding. The dwelling is set in a large elongated plot with open fields to the rear and is one of nine isolated cottages that form a small cluster of residential development roughly halfway between Bovingdon and Chipperfield.

4. Proposal

4.1 The application seeks full planning permission for a loft conversion with rear dormer window and four front roof lights and a single storey rear extension to replace the existing single storey rear projection.

5. Relevant Planning History

5.1 None

6. Policies

6.1 National Policy Guidance

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

6.2 Adopted Core Strategy

CS5, CS10, CS11, CS12

6.3 Saved Policies of the Dacorum Borough Local Plan

Policy 22, Appendices 3 & 7

7. Constraints

- AREA OF SPECIAL CONTROL FOR ADVERTS
- GREEN BELT

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

Main issues

9.1 The main issues to consider are:

- Policy and principle
- Impact on Character and Appearance of Building and Street Scene
- Impact on Amenity of Neighbours
- Other

Policy and Principle

9.2 The application site is located within the Green Belt. Core Strategy (2013) Policy CS5 aims to protect the character and openness of the Green Belt and states that small-scale development will be permitted, such as limited extensions to existing buildings, provided that it has no significant impact on the character and appearance of the countryside. The National Planning Policy Framework (NPPF) (2018) is broadly consistent with this approach stating that one of the exceptions to inappropriate development in the Green Belt is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Policy CS5 itself is silent in terms of what constitutes small-scale development

or a limited addition. Saved Policy 22 of the Local Plan (2004) is relevant, but is given less weight than the NPPF, as the assessment differs slightly in that Saved Policy 22 requires an assessment of the floor area percentage increase above the original building (allowing 30% above the original floor area).

9.3 There is an existing single storey rear projection, referred to by the applicant as an attached outbuilding. Following a review of historical maps and aerial photographs, it has been reasonably established that the existing single storey rear projection is an original structure. As such the below floor area calculation will take this into account as part of the original floor space.

9.4 The proposed loft conversion and single storey rear extension would result in an increase in floor area of approximately 46% in relation to the original dwelling. Whilst this exceeds the threshold set out in Saved Policy 22, as mentioned above less weight is given to this than an assessment in terms of proportionality as defined in the NPPF. Furthermore, much of the new floor area would be contained within the loft space. When considered on its own, the proposed single storey rear extension would result in an increase in floor area of 17%. This method of calculation is particularly relevant when taking the fact that the proposed loft extension could be carried out under Permitted Development. Additionally, the proposed design of the single storey rear extension comprises a crown roof with a maximum height of 3.3m in comparison to the existing height of the single storey rear projection of 3.6m. This reduction in height, whilst not a significant amount, has been taken into consideration when making an assessment of the increase in bulk and mass.

9.5 Taking all of the above into account, the proposed loft conversion with rear dormer and single storey rear extension are considered to be proportionate to the scale of the original dwelling and would not result in visual harm to the character and appearance of the Green Belt, in accordance with Policy CS5 of the Core Strategy (2013), Saved Policy 22 of the Local Plan (2004) and the NPPF (2018). The proposal is therefore acceptable in principle.

Impact on Character and Appearance of Building and Street Scene

9.6 Saved Appendix 7 of the Dacorum Local Plan (2004), Policies CS11, CS12 of the Core Strategy (2013) and the NPPF (2018) 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.

9.7 The existing single storey rear projection measures 5.8m from the rear elevation of the parent dwelling. The proposed single storey rear extension would measure 6.8m from the rear elevation and would span nearly the entire width of the dwelling. The extension would comprise a crown roof with two centrally located roof lights.

9.8 The proposed rear dormer window would be set down slightly from the main ridge, set in from the flank elevations and set up from the eaves. The proposed loft conversion would comprise three windows within the dormer and four roof lights to the front elevation. In accordance with the submitted application form the proposed development would be finished in materials to match the parent dwelling.

9.9 Overall, it is considered that the sympathetic design of the loft conversion and single storey rear extension will not have a detrimental impact upon the character and

appearance of the parent dwelling or surrounding area. As such, the proposal complies with Saved Appendix 7 of the Dacorum Local Plan (2004), Policies CS11, CS12 of the Core Strategy (2013) and the NPPF (2018).

Impact on Amenity of Neighbours

9.10 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.

9.11 It is not considered that the proposed single storey rear extension will result in a significant loss of light to the ground floor windows and doors of neighbouring properties due to the modest eaves height of 2.4m and ridge height of 3.3m. The depth of the single storey rear extension (6.8m) is fairly significant, however the flank elevations would be set back from the boundary with no. 7 by 1.6m and from no. 9 by 0.8m. The proposed loft conversion with rear dormer window and front roof lights will not result in any significant additional overlooking or loss of privacy.

9.12 Taking all of the above factors into account, it is considered that the proposal complies with Policy CS12 of the Core Strategy (2013), Saved Appendix 3 of the Local Plan (2004) and the NPPF (2018) in terms of residential amenity.

Impact on Parking

9.13 The proposal would result in the addition of one bedroom, taking the property from a 3-bed to a 4-bed dwelling. There is sufficient parking on the existing driveway for three vehicles, which meets the maximum standard set out in Saved Appendix 5 of the Local Plan (2004) for a dwelling of this size in this location.

CIL

9.14 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 100sqm of additional floor space.

10. Conclusions

10.1 The proposed loft conversion with rear dormer and front roof lights through scale, position and design would be acceptable in terms of Green Belt policy and will not adversely impact on the visual amenity of the existing dwelling house, immediate street scene or the residential amenity of neighbouring residents. The proposal is therefore in accordance with Policies CS5, CS11 and CS12 of the Core Strategy (2013), Saved Policy 22 and Appendices 3 and 7 of the Dacorum Local Plan (2004) and the NPPF (2018).

11. RECOMMENDATION – That planning permission be **DELEGATED** to the Group

Manager, Development Management and Planning, with a view to approval subject to the expiry of the formal consultation procedure and subject to the following conditions:

Conditions/Reasons for Refusal

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>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.</p>
2	<p>The materials to be used in the construction of the external surfaces of the rear dormer window and single storey rear extension hereby permitted shall match in size, colour and texture those used on the existing building.</p> <p>Reason: To ensure a satisfactory appearance to the development, in accordance with Core Strategy (2013) Policy CS12.</p>
3	<p>The development hereby permitted shall be carried out in accordance with the following approved plans/documents:</p> <p>490-A1-102 Revision A</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning, in accordance with Core Strategy (2013) Policy CS12.</p> <p>Article 35 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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.</p>

Appendix A

Consultation responses

Bovingdon Parish Council:

Out of keeping with character of surrounding properties. Over bearing rear dormer and over development of site.

Appendix B

Neighbour notification/site notice responses

None received

