

**4/02491/15/FHA - SINGLE STOREY REAR EXTENSION.
7 ASHRIDGE COTTAGES, NETTLEDEN ROAD, LITTLE GADDESSEN, BERKHAMSTED,
HP4 1PW.
APPLICANT: MR KORONKA.**

[Case Officer - Keith Frost]

Summary

The application is recommended for approval. The rear extension to No.7 Ashridge Cottages is considered to be of a scale and form that respects the form and scale of the host building such that the extension would not be adversely harmful to the legibility and significance of the historic host building, nor significantly harm the amenity of the neighbouring properties. The extension would not be visually harmful to the character or appearance of the Little Gaddesden Conservation Area or the Chilterns Area of Natural Beauty. As such the application complies with the policies of the Dacorum Borough Core Strategy.

There is a concurrent application under 4/02492/15/LBC for Listed Building Consent.

Site Description

7 Ashridge Cottage is semi-detached property, part of a group of 8no. early 20th century estate cottages designed by Clough Williams-Ellis that since 2001 have been on the statutory list of buildings of special architectural or historic interest, as Grade II. This group of rendered storey dwellings consists of a range of four attached cottages, laid out along a north-west to south east orientation, with detached blocks of two cottages set forward at the northern and southern ends, forming a wide courtyard open to the road. No.7 Ashridge Cottage being the inner property of the southerly pair of forward projecting cottages.

Proposal

A flat roofed single storey extension is proposed to the rear of the property that would have an overall height of 2825mm and be 4099mm long by 3692mm wide where it joins with the existing building and then narrowing down to 2869mm wide at the south-western (garden end) of the extension. The extension is to have a rendered finish to match that of the existing building, with a single high level narrow window to each side of the extension and the three full height glazed bi-folding doors to the garden end of the extension that would have a large low profile lantern on its flat roof. Additionally it is proposed to reduce the size of the existing ground floor window on the rear two storey extension and enlarging the door opening to formation a wide opening between the existing and new extensions. At the same time it is proposed also to remove an internal wall that presently separates the lounge and kitchen.

Referral to Committee

The application is referred to the Development Control Committee due to the contrary views of Little Gaddesden Parish Council.

Planning History

4/02492/15/LBC	SINGLE STOREY REAR EXTENSION Delegated
4/01726/06/DRC	DETAILS OF JOINERY REQUIRED BY CONDITION 5 OF PLANNING PERMISSION 4/01144/06 (TWO STOREY REAR EXTENSION) Granted 29/09/2006
4/01144/06/FHA	TWO STOREY REAR EXTENSION Granted 21/07/2006
4/01065/06/LBC	TWO STOREY REAR EXTENSION AND INTERNAL ALTERATIONS (AMENDED SCHEME) Granted 05/07/2006
4/01950/02/FHA	TWO STOREY REAR EXTENSION Granted 03/12/2002
4/01951/02/LBC	TWO STOREY REAR EXTENSION AND INTERNAL ALTERATIONS Granted 03/12/2002

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
Circular 11/95

Adopted Core Strategy

NP1 - Supporting Development
CS07 - Rural Area
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS13 - Quality of Public Realm
CS24 - Chilterns Area of Outstanding Natural Beauty
CS25 - Landscape Character
CS27 - Quality of the Historic Environment

Saved Policies of the Dacorum Borough Local Plan

Policies 23, 97, 120
Appendix 7.

Supplementary Planning Guidance / Documents

Environmental Guidelines (May 2004) - Chapter 7
Chilterns Buildings Design Guide (Feb 2013)

Summary of Representations

Little Gaddesden Parish Council

'The majority view of Little Gaddesden Parish Council is to OBJECT to the planning application. The primary concern of the Council is the substantial negative impact on the layout and density of the building through percentage increase. This is a listed building in a Conservation area and secondary objection concerns design and appearance also negatively impacting the property and neighbourhood.'

Historic England

' Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.

Response to Neighbour Notification / Site Notice / Newspaper Advertisement

6 and 8 Ashridge Cottages - Object :

No.6 : The close proximity and height of the proposed extension will cause a substantial loss of light to the side window and door to the main room of the property.

No.8: 'The application proposes yet another rear extension, deeper by 25% to the 2006 extension. It will further turn what was a medium sized well built character cottage into a series of out of character extensions. Ashridge Cottages are a historically and visually important group of dwellings and this was formally recognised in their Grade II Listing in 2001. The current proposal will adversely affect their character and distinctiveness and harm their historic and architectural significance.

As the immediate neighbour I will be adversely affected by the proposed extension. The rear boundary between numbers 7 and 8 is a fence, not a wall. There is a gap between the fence and my cottage. The proposal will impact on the amenity of my home especially by its height at almost 3 metres. So it will be highly visible and intrusive from my bedroom.

In my opinion the proposal is not only out of scale but is out of character with the proposed materials particularly the use of aluminium and lantern roof lights. Building materials should respect the existing fabric of the cottages - this not the right location for a modernistic style.'

Considerations

Policy and Principle

The site falls within the Rural Area, the Little Gaddesden Conservation Area and the Chilterns AONB. Extensions to dwellings within the Rural Area are acceptable in principle providing they meet the five criteria within Saved DBLP Policy 22 (relating to the extension's appearance, size and impact on trees and the wider rural area).

The key issues to consider relate to the impact of the proposed development on the

character and appearance of the conservation area and the wider rural / Chilterns setting. Furthermore, the development's impact on neighbouring residential amenity would need to be assessed against Policy CS12 of the Core Strategy.

Impact on Appearance of the Building

The proposed extension is a single storey flat roof extension with a large roof lantern, and a large area of glazing to the garden elevation with a single high level narrow window to each side of the extension. Whilst the extension, with its proposed flat roof, low profile lantern and bi-folding door features, is clearly of a modern form when compared to the host building it is however considered to be of a scale and form complementary and subservient to the existing property, in the contrasting form of the extension making it clear it is a later addition and one that does not compete or obscure the historic form of the cottage given the existing extension to it.

Impact on the AONB / Rural Area

The proposed extension is considered to be well designed, having regard to both its setting and the host building, in terms of the size and shape of the site, with it being of a form, massing and materials respectful to the host building. The addition of this extension would result in an increase in the floor area of the property to over 150% of that of the original building, however the proposal would be to the rear of a dwelling that is part of a group of houses in a rural setting, with the extension not being readily visible within the rural landscape. Furthermore, the application site is not in an isolated location, rather it is located in the centre of the settlement, and therefore some flexibility to the 150% criterion should be applied. Overall, it is considered that the proposed extension would not be adversely harmful to the rural area and is considered to comply with Saved DBLP Policy 22 (Extensions to dwellings in the Green Belt and Rural Area).

With respect to the property being located within the Chiltern Area of Outstanding Natural Beauty, aside from the proposed extension being of an appropriate form and materials with regard to the host building, it being sited to the rear of the cottage that has a long rear garden to it, with an area of woodland beyond, it is considered that the proposal would have little if any visual impact on the general views of the rural landscape of the Chilterns AONB.

Impact on the Streetscene and Conservation Area

The proposed extension being to the rear of the property and only potentially visible in the narrow gap between No.7 and the adjacent property (No.6 Ashridge Cottages), would mean that aside from a very restrictive 'glimpsed' view the extension would not be visible from the public realm and as such is not considered to unduly impact on the appearance or character of this part of the Little Gaddesden Conservation Area.

Impact on Neighbours

The neighbouring property (No.6), directly to the north west of the application site, is a similarly styled two storey building and likewise has been extended to the rear through the addition of a two storey extension to the rear. No.6 Ashridge Cottage is in a

setback position compared to No.7 and presently extends back beyond the rear of No.7. The side elevation of No.6 has a long with a access doorway, a single ground and first floor window that face towards the garden of No.7. Presently there is approximately a 1.6m tall trellis fence with planting de-marking the boundary between the two properties, screening the window and door of No.6 from the garden of No.7 Ashridge Cottages. The proposed new extension will have an impact on the view from the side window and entrance to No.6, however to some extent the impact will be reduced by the presence of the existing boundary treatment. Furthermore, the lack of any openings, other than a high level window, to the side of the extension would mean there would be no issue of overlooking as a result of the extension. Finally, it is considered the distance between No.6 and the proposed extension is such that given the relatively low height of the extension due to its flat roof design would result in a structure that would not unduly cause shading or loss of light to No.6.

With respect to the adjoining cottage (No.8) this property is set forward of No.7 and has a large flat roofed single storey to the rear with patio windows and projects approximately a metre beyond the existing rear elevation of No.7, with a 1.8 metre high close boarded fencing (and planting) forming the boundary between the two properties. It is noted that the proposed extension would be built a short distance from the boundary and would be notably taller than the existing fencing and as such will have an impact on views from the garden of No.8, when looking north-west. That said, the use of a flat roof in the design of the extension is considered to help keep the overall height and massing down, which in conjunction to the extensions orientation to the path of the sun would it believed mean any likelihood of the structure casting a shadow over the rear garden and/or extension to No.8 would be restricted to the end part of the day during the high summer months. As such it is believed that there would be overall no discernible loss of light to No.8 as a result of the proposed extension.

Overall, therefore, no significant harm would be caused to the residential amenities of the neighbouring properties.

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. Due to the small-scale nature of this application, it is not CIL Liable.

Conclusions

The rear extension to No.7 Ashridge Cottages is considered to be of a scale and form that respects the form and scale of the host building such that the extension would not be adversely harmful to the legibility and significance of the historic host building, or the amenity of the neighbouring properties. Furthermore the extension would not have any undue visual harm on the character or appearance of the Little Gaddesden Conservation Area Conservation Area or the Chilterns Area of Natural Beauty in which the property lies or adversely harm the amenity of the neighbouring properties. As such, the application is considered to comply with the policies of the Dacorum Borough Core Strategy and national guidance.

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 **No development shall take place until details of the external materials and finishes to be used in the construction of the development hereby permitted shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: In the interests of the visual amenities of the Conservation Area, and AONB, in accordance with Policies CS24 and CS27 of the adopted Darcorum Core Strategy.

- 3 **No development shall take place until details of the windows, bi-folding doors and roof lantern to be used in the hereby permitted development shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: In the interests of the visual amenities of the Conservation Area, and ANOB, in accordance with Policies CS24 and CS27 of the adopted Darcorum Core Strategy.

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

Drawing No. HS 101-OS - Location Plan

Drawing No. 3204/001 Rev. C - Existing & Proposed Floor Plans & Elevations

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

Article 31 Statement

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 2012.