

4/02509/18/FHA	SINGLE STOREY REAR EXTENSION, FIRST FLOOR FRONT EXTENSION, ALTERATIONS TO ROOF TO FORM ROOM IN THE ROOF AND REAR DORMER
Site Address	14 CEDAR WALK, HEMEL HEMPSTEAD, HP3 9EB
Applicant	Mr & Mrs Jonsson
Case Officer	Colin Lecart
Referral to Committee	The applicant is an employee of Dacorum Borough Council

1. Recommendation

1.1 That planning permission be **GRANTED**

2. Summary

2.1 The application site is located within an established residential area of Hemel Hempstead where the principle of residential extension is considered acceptable. Moreover, the proposed single storey rear extension, first floor front extension, alterations to roof to form room in the roof and rear dormer would not adversely affect the street scene or the residential amenity of neighbouring properties. The proposed development therefore complies with The National Planning Policy Framework (2018), Policies CS4, CS11 and CS12 of the Dacorum Core Strategy (2013), Saved Appendices 3 and 5 of the Dacorum Local Plan (2004) and is recommended for approval.

3. Site Description

3.1 The application site is located on Cedar Walk, Hemel Hempstead and comprises of a two storey semi-detached pebble dash dwellinghouse. The property features a front gabled roof with bay windows and hung tiles.

4. Proposal

4.1 The application seeks permission for the construction of a single storey rear extension, first floor front extension, alterations to the roof to form a room and a rear dormer. It should be noted that the rear extension element has already been approved under the Neighbour Prior Approval Scheme (4/02513/18/HPA)

5. Relevant Planning History

4/02513/18/HPA SINGLE STOREY REAR EXTENSION MEASURING 5.3M DEEP WITH A MAXIMUM HEIGHT OF 3.8M AND A MAXIMUM EAVES HEIGHT OF 2.250M
 Prior approval not required
 02/11/2018

6. Policies

6.1 National Policy Guidance

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

6.2 Adopted Core Strategy –

CS4 - The Towns and Large Villages
CS11 -Quality of Neighbourhood
CS12 - Quality of Site Design

6.3 Saved Policies of the Dacorum Borough Local Plan

Saved Appendix 3 - Layout and Design of Residential Areas
Saved Appendix 5 - Parking Provision
Saved Appendix 7 - Small Scale House Extensions

7. Constraints

Established Residential Area

8. Representations

Consultation responses

8.1 None received

9. Key Considerations

Main issues

9.1 The main issues to consider are:

- Principle of Development
- Effect on Appearance of Building and Street Scene
- Effect on Amenity of Neighbours
- Impact on Parking and Access

Policy and Principle

9.2 The application site is located within a residential area, wherein in accordance with Policy CS4 of the Core Strategy (2013) 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 proposal's character and appearance upon the existing dwelling house, immediate street scene and residential amenity of neighbouring properties.

Effect on Appearance of Building and Street Scene

9.3 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.

9.4 No aspect of the proposed rear extension and rear dormer would be visible from the street scene. When looking up Cedar walk from east, the front extension would appear as a side gable due to the staggered build line of the property. From the front of the property the extension would appear as a side extension and as such, it is considered that the proposal would not detriment the street scene.

9.5 The proposed pitched roof would be constructed in plain concrete tiles and the side gable would match the existing front gable. The gable on the pitched roof of the proposed rear

extension would also match the existing. The design of these gables would also be reproduced on the front elevation of the extension while the remainder would appear as pebble dash render to match the existing dwellinghouse.

9.6 Overall, it is considered that the single storey rear extension, first floor front extension, alterations to the roof to form a room and rear dormer would not detriment the appearance of the parent dwellinghouse and street scene; accordingly the proposed coheres with the NPPF (2018), Saved Appendix 7 of the Dacorum Local Plan (2004) and Policies CS4, CS11 and CS12 of the Core Strategy (2013).

Effect on Amenity of Neighbours

9.7 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.

9.8 The proposed first floor front extension would respect the existing build line of the property. One new side window is proposed on the side elevation but this would not face any windows of the neighbours bungalow. There are no direct rear neighbours to the property which would be affected by the construction of the rear dormer. The rear extension would measure approximately 3.75 metres in height and so is considered very unlikely to cause significant harm to residential amenity in terms of loss of light. The rear extension has also already been approved under the Neighbour Prior Approval Scheme.

9.9 Thus, the proposed development in regards to residential amenity is acceptable in terms of the NPPF (2018), Saved Appendix 3 of the Local Plan (2004) and policy CS12 of the Core Strategy (2013).

Impact on Highway Safety

9.10 The application would increase the bedroom size of the property by one. This is a considered a minor increase and would not result in significant impact to the safety and operation of the adjacent highway.

Community Infrastructure Levy (CIL)

9.11 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 100m² of additional floor space.

10. Conclusions

10.1 The proposed single storey rear extension, first floor front extension, alterations to the roof to form a room and rear dormer through size, position and design would not adversely impact on the visual amenity of the existing dwellinghouse, immediate street scene, or the residential amenity of neighbouring residents. The proposal is therefore in accordance with Saved Appendices 3, 5 and 7 of the Dacorum Local Plan (2004), Policies CS4, CS11, CS12 of the Core Strategy (2013), and the NPPF (2018).

11. RECOMMENDATION – That planning permission be **GRANTED** for the reasons referred to above and subject to the following conditions:

Conditions

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 development hereby permitted shall be carried out in accordance with the following approved plans/documents:</p> <p>65B 2018 Rev A</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p> <p>Article 35 Statement</p> <p>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.</p>