

**4/02844/15/FHA - TWO STOREY REAR EXTENSION (AMENDED SCHEME).
10 NEW MILL TERRACE, TRING, HP23 5ET.
APPLICANT: MRS K HARRIES.**

[Case Officer - Joan Reid]

Summary

The application is recommended for approval. The site is located within the residential area wherein the principle of development is considered acceptable in accordance with policy CS4. The part single storey part two storey extension would appear subordinate and sympathetic to the parent house and would not detract from the character of the area in accordance with policy CS12. The amenity of the neighbouring properties would not be seriously compromised by the development in accordance with policy CS12. Finally, no off street parking is provided, however, the residents park on the road adjacent and it is not considered that as a result of this development that highway safety would be compromised due to the small scale nature of the development.

Site Description

The application site is located to the east of New Mill Terrace and comprises a small terrace property which has recently converted the attic space into habitable room. There is a single storey rear extension to the back of the house.

Proposal

The application seeks planning permission for a half width two storey hipped roof extension together with a single storey flat roof extension extending to the full width of the parent property. The proposal would comprise a new bathroom. This is an amended scheme from that previously refused.

Referral to Committee

The application is referred to the Development Control Committee due to the contrary views of Tring Town Council.

Planning History

4/00860/15/FHA TWO STOREY REAR EXTENSION
Refused
12/06/2015

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
NPPG

Adopted Core Strategy

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

CS29 - Sustainable Design and Construction

Saved Policies of the Dacorum Borough Local Plan

Appendices 5 and 7

Summary of Representations

Tring Town Council

Tring Town Council refuses this application on the grounds of over development; not sufficient change to overcome the reasons for refusal by DBC of a similar application 4/00860/15/FHA

Neighbour Comments

None

Considerations

Policy and Principle

Number 10 is located within the residential area of Tring wherein the principle of household extensions is acceptable subject to compliance with all other policies of the plan. Policy CS12 requires all development to a) provide a safe and satisfactory means of access for all users; b) provide sufficient parking and sufficient space for servicing; c) avoid visual intrusion, loss of sunlight and daylight, loss of privacy and disturbance to the surrounding properties; d) retain important trees or replace them with suitable species if their loss is justified; e) plant trees and shrubs to help assimilate development and softly screen settlement edges; f) integrate with the streetscape character; and g) respect adjoining properties in terms of: i. layout; ii. security; iii. site coverage; iv. scale; v. height; vi. bulk; vii. materials; and viii. landscaping and amenity space.

Effect on appearance of building and streetscene

The two storey extension comprises a hipped roof which extends just half the width of the parent house at first floor level. Therefore, whilst this two storey is the first one within the line of terraced properties, it is considered to appear subordinate to the parent property and does not project such a distance to dominate the original house. The hipped roof is set down from the ridge height which appears sympathetic to the row of properties and the original dwelling. There are no prominent views to the rear of the property and as such the extension would not detract from the character of the area. It is noted that there no other two storey extensions along this line of terraced properties, however, the other terraces along New Mill Terrace feature two storey extensions and as such this proposal is not considered to introduce an alien development to the area. It is noted that the Town Council have objected stating that the extension would result in overdevelopment of the site, however, it is considered that the extension is limited in size, and sufficient space is retained around the extension and within the rear which avoids a cramped development.

Effect on Amenity of Neighbours

The proposed two storey extension has been reduced in size since the first application and thus it would no longer result in such a significant projection, lessening the impact of the proposal on the amenities of the neighbouring properties. The extension would not breach a line drawn at 45 degrees from the centre of the nearest neighbouring windows and no objection is therefore raised in terms of significant loss of light or overbearing impact. Also, it is not considered to result in a significant loss of privacy to the neighbouring properties. The single storey extension would mirror that on the adjoining neighbours and no harm would result from the single storey element. It should be noted that no objections have been received from neighbours.

Other Considerations

There is no off street parking for the property, however, the residents of this area park on the road. No objection is raised in parking terms as the two storey extension would not increase the overall numbers of bedrooms within the property.

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 and type of application, it is not CIL Liabile.

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 in accordance with policy CS12 of the adopted Core Strategy.

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

1404/p/02 A
1404/p/03 A
1404/P/01 A
1404/S/01

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 early engagement with the applicant at the pre-application stage which lead 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.