

**4/03077/15/FUL - RE-CLAD AND RE-ROOF EXISTING ENTRANCE PORCH 11-21
DELLCUT ROAD. DEMOLISH AND PROVIDE NEW SUPPORT TO EXISTING ROOF. RE-
ROOF AND RE-CLAD NEW ALTERED STRUCTURE 23-33 AND 35 TO 45 DELL CUT
ROAD..**

11-21, 23-33 & 35-45 DELLCUT ROAD, HEMEL HEMPSTEAD, HP2 5NG.

APPLICANT: DACORUM BOROUGH COUNCIL.

[Case Officer - Briony Curtain]

Summary

The application is recommended for approval.

The application seeks consent for the re-construction and upgrading of the entrance porches to three council owned blocks of flats. The existing porches and enclosed stores are dated, look unsightly and provide poor insulation and security for residents. The proposal represents a significant visual improvement to both the buildings themselves and the wider street scene. The reduction in size of two of the entrances would significantly improve the residential amenities of the adjacent occupiers in terms of light and aspect. The proposals comply with Policy CS12 of the Core Strategy.

Site Description

The three blocks of flats subject of this application are located to the very north-east of Dellcut Road, immediately adjacent to Queensway. The site is well landscaped with open amenity land surrounding and mature trees and hedging.

Proposal

Full Planning Permission is sought for the construction of replacement entrance porches to the blocks of flats.

The existing flat roof porches (which include an enclosed storage area) to flats 23-33 and 35-45 would be demolished. The entrance to flats 11-21 would be re-clad and re-roofed rather than demolished.

The replacement porches to Flats 23-33 and Flats 35-45 would be smaller (in footprint) than the existing, appearing 2.5m in width and projecting only 0.9m to the front, but include an additional flat roof canopy area. Whilst the entrance to Flats 11-21 would be reclad and re-roofed on a like for like basis.

Referral to Committee

The application is referred to the Development Control Committee as the buildings are council owned.

Planning History

No relevant history.

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)

Adopted Core Strategy

NP1 - Supporting Development
CS1 - Distribution of Development
CS4 - The Towns and Large Villages
CS12 - Quality of Site Design

Saved Policies of the Dacorum Borough Local Plan 1991-2011

Policy 63

Summary of Representations

No. 27 Dellcut Road:

I have looked with interest at the application and I am pleased with the new look to the front of our building. I am, however, a little concerned regarding the lack of shelter outside the building. As the 'disabled' occupier in the flats, I welcome the tarmac path to the front door, but I am concerned that I have to stand under the shelter to get my keys out or, if raining, put my umbrella down. While doing these small tasks, I also have to put my shopping on the floor. I have always been grateful to get under the cover of the present porch, especially when there is a strong wind / rain / snow.

I am wondering if there is any chance the new porch could be fitted with toughened glass in order to provide shelter for the occupants. I appreciate that the entrance is probably being left open to comply with health and safety, after all, someone could easily be waiting either inside the porch or by the side. However, as I am unable to drive now and therefore use the bus to get about, I notice that a number of bus shelters are protected on three sides, sometimes four.

I would be grateful if these comments could be put forward to the officers concerned

Considerations

Effects on appearance of building / street scene

The replacement / upgraded porches would represent a significant visual improvement to the buildings themselves and the wider area. The existing dated, dilapidated, flat roof structures would be replaced / re-clad with similar flat roof structures. The proposals would therefore modernise the front facades of the flats. Where possible the existing materials (doors and windows) will be re-used and this is welcomed. Following requests from residents additional side panels have been added to the porches to units 23-33 and 35-45. Whilst less appealing in visual terms with PVC panels to the sides, the benefits to residents of the additional sheltered area outweighs the limited harm.

Impact on Neighbours

The porches to two of the blocks (23-33 & 35-45) would be reduced in width and depth, compared to the existing. At present, the larger entrance porches, whilst set away, do obscure the front facing windows of the flats immediately to either side. The reduction in width as proposed would therefore improve the residential amenities of these flats increasing light levels and aspect from the flats.

RECOMMENDATION – That planning permission be **GRANTED** 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 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 and to comply with Policy CS12 of the Core Strategy.

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

site plan
location plan
15092-01
15092-02
15092-03
15092-04
15092-05
15092-06

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