

4/00182/19/FHA	SINGLE STOREY REAR EXTENSION
Site Address	1 CHANTRY VIEW, CHAPEL CROFT, CHIPPERFIELD, KINGS LANGLEY, WD4 9EH
Applicant	Mr & Mrs Bryan, 1 Chantry View
Case Officer	Sally Robbins
Referral to Committee	Contrary view of Chipperfield Parish Council

1. Recommendation

1.1 That planning permission be **Granted**.

2. Summary

2.1 The principle of residential development in this location is considered acceptable. The site resides within Chipperfield Conservation Area and a 'Selected Small Village' within the Green Belt. The proposal comprises a single storey rear extension that will not have a detrimental impact upon the character and appearance of the parent dwelling, surrounding area or residential amenity of surrounding properties. The proposed extension will preserve the character of Chipperfield Conservation Area. The proposed development therefore complies with the National Planning Policy Framework (2019), Policies CS6, CS11, CS12 and CS27 of the Core Strategy (2013), Saved Policy 120 and Saved Appendix 7 of the Local Plan (2004).

3. Site Description

3.1 The application site is located on the southeast side of Chapel Croft in Chipperfield, close to the centre of the village. The application dwelling forms part of a new development of four terraced houses. The site is located within Chipperfield Conservation Area. The surrounding area is varied in terms of dwelling type, size and architectural style.

4. Proposal

4.1 The application seeks full planning permission for a single storey rear extension.

5. Relevant Planning History

5.1 Planning permission for the application dwelling was granted in April 2017 (ref. 4/00228/17/FUL) and subsequent Non-Material Amendment (ref. 4/02286/17/NMA) and 'Variation of Condition' applications (ref. 4/02428/17/ROC and 4/01728/18/ROC).

4/01728/18/ROC VARIATION OF CONDITION 14 (APPROVED PLANS) OF PLANNING PERMISSION 4/02428/17/ROC (VARIATION OF CONDITION 6 ATTACHED TO PLANNING PERMISSION 4/00228/17/FUL - CONSTRUCTION OF 4 TWO/THREE BED DWELLINGS IN A TERRACED BLOCK WITH PARKING PROVISION FOR 7 CARS. ASSOCIATED LANDSCAPING)
Granted
22/10/2018

4/02428/17/ROC VARIATION OF CONDITION 6 ATTACHED TO PLANNING PERMISSION 4/00228/17/FUL - CONSTRUCTION OF 4 TWO/THREE BED DWELLINGS IN A TERRACED BLOCK WITH PARKING PROVISION FOR 7 CARS. ASSOCIATED

	LANDSCAPING Granted 19/10/2017
4/02286/17/NMA	NON MATERIAL AMENDMENT TO PLANNING PERMISSION 4/00228/17/FUL - CONSTRUCTION OF 4 TWO/THREE BED DWELLINGS IN A TERRACED BLOCK WITH PARKING PROVISION FOR 7 CARS. ASSOCIATED LANDSCAPING Granted 22/09/2017
4/02031/17/DRC	DETAILS REQUIRED BY CONDITIONS 2 (MATERIALS), 3 (WINDOWS, DOORS AND OPENINGS), 4 (TREE SURVEY), 5 (HARD AND SOFT LANDSCAPING), 9 (SOIL INVESTIGATION) AND 10 (REMEDIATION SCHEME) OF PLANNING PERMISSION 4/0228/17/FUL (CONSTRUCTION OF 4 TWO/THREE BED DWELLINGS IN A TERRACED BLOCK WITH PARKING PROVISION FOR 7 CARS. ASSOCIATED LANDSCAPING) Granted 13/10/2017
4/00228/17/FUL	CONSTRUCTION OF 4 TWO/THREE BED DWELLINGS IN A TERRACED BLOCK WITH PARKING PROVISION FOR 7 CARS. ASSOCIATED LANDSCAPING Granted 21/04/2017
4/02832/16/OUT	FOUR 3-BEDROOM TERRACED HOUSES WITH ASSOCIATED PARKING Withdrawn 03/05/2017
4/02970/15/FUL	CONSTRUCTION OF DETACHED DWELLING AND CAR PORT AND DETACHED GARAGE (REVISED SCHEME). Granted 11/02/2016
4/01647/15/FUL	CONSTRUCTION OF DETACHED DWELLING AND GARAGE/CAR PORT Withdrawn 24/08/2015

6. Policies

6.1 National Policy Guidance

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

6.2 Adopted Core Strategy

CS6, CS11, CS12 and CS27

6.3 Saved Policies of the Dacorum Borough Local Plan

Policy 120 and Appendix 7

6.4 Advice Notes and Appraisals

- Conservation Area Character Appraisal for Chipperfield

- Chipperfield Village Design Statement

7. Constraints

- Small Village
- Green Belt
- Conservation Area
- Former Land Use

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 Existing Building, Street Scene and Conservation Area
- Other Material Planning Considerations
- Response to Neighbour Comments

Policy and Principle

9.2 The application site is located within the Selected Small Village boundary of Chipperfield, whereby house extensions are permitted, provided that the development is sympathetic to its surroundings, including the adjoining countryside, in terms of local character, design, scale, landscaping and visual impact. It must also retain and protect features essential to the character and appearance of the village.

9.3 The site is also located within Chipperfield Conservation Area, whereby development is expected to preserve or enhance the character of the area, in accordance with Core Strategy (2013) Policy CS27 and Saved Policy 120 of the Local Plan (2004).

9.4 Taking the above into account, it is considered that the proposal is acceptable in principle. The main issues of relevance relate to the impact of the proposed extension on the character and appearance of the existing building, the street scene and wider Conservation Area and residential amenity of surrounding properties.

Impact on Existing Building, Street Scene and Conservation Area

9.5 Core Strategy (2013) Policies CS11 and CS12 state that development within

settlements should respect the typical density in the area and integrate with the streetscape character. Policy CS12 states that development should respect surrounding properties. Saved Appendix 7 of the Dacorum Local Plan (2004) promotes good design practice for house extensions, stating that extensions should harmonise with the existing house and the surrounding area.

9.6 With regard to Conservation Areas, Policy CS27 of the Core Strategy (2013) and Saved Policy 120 of the Local Plan (2004) seek to ensure that development positively conserves and enhances the appearance and character of conservation areas. Policy 120 goes on to state that, in the case of alterations and extensions, new development should be complementary and sympathetic to the established character of the building to be altered or extended.

9.7 The proposed extension would be modest in scale, measuring 2.6m deep, 3.7m wide, with an eaves height of 2.5m and a maximum ridge height of 4m. The extension would comprise a lean to roof and would be finished in materials to match the parent dwelling, including facing brickwork, Spanish slate roof tiles and white painted timber framed windows and doors.

9.8 The proposed extension would not be visible from the street or other public vantage points and will therefore have minimal impact upon the street scene. The Council's Conservation and Design Officer has been consulted and raised no objection to the proposal, noting that the proposed rear extension is considered to preserve the character and appearance of the Chipperfield Conservation Area.

9.9 The proposed build and form of the extension is considered to respect the existing and surrounding properties. The scale of the extension is considered to harmonise with the scale of the parent dwelling and surrounding dwellings so will not appear bulky or overbearing. The extension would be set down from garden level, within the small courtyard that occupies the area between the rear elevation and the retaining wall. When viewed from the rear garden, the proposed extension would be partially obscured by the retaining wall. It would therefore not have a significant impact on the character and appearance of the original building and would not look incongruous to the neighbouring properties.

9.10 By virtue of its sympathetic design and modest scale, there will be no adverse impact on the character and appearance of the existing building, the street scene or wider Conservation Area. The proposal complies with Core Strategy Policies CS11, CS12 and CS27, Saved Policy 120 and Appendix 7 of the Local Plan (2004) and the NPPF (2019) in that regard.

Impact on Residential Amenity

9.11 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 and Policy CS12 of the Core Strategy, seek to ensure that new development does not result in detrimental impact upon the neighbouring properties and their amenity space. Thus, proposals should be designed to reduce any impact on neighbouring properties by way of visual intrusion, loss of light or privacy.

9.12 The proposed extension would be modest in scale and will therefore not have any adverse impacts in terms of overlooking, loss of privacy, loss of light or being visually

overbearing. The proposal complies with Policy CS12 of the Core Strategy (2013), Saved Appendix 3 of the Local Plan (2004) and the NPPF (2019).

Other Material Planning Considerations

9.13 The application site lies within the vicinity of potentially contaminative former land uses. The Council's Contaminated Land Officer has been consulted and raised no objection to the proposal, subject to the inclusion of an informative note advising the developer to keep a watching brief, should permission be granted.

Response to Neighbour Comments

9.14 An objection has been received from the residents of 1 Croft End Road, which is situated approximately 500m to the northeast of the application site. The concerns relate to the over-development of Chipperfield village. It is considered that the proposed extension would not result in overdevelopment of the site or wider village due to its modest scale. It is noted that none of the adjoining residents have objected to the proposal.

CIL

9.15 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 as it would result in less than 100 sqm of additional residential floor space.

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><u>Reason:</u> 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 constructed in accordance with the materials specified on the application form.</p> <p><u>Reason:</u> To ensure a satisfactory appearance to the development and in the interests of the visual amenities of the Conservation Area, in accordance with Core Strategy (2013) Policies CS12 and CS27 and Saved Policy 120 of the Local Plan (2004).</p>
3	<p>The development hereby permitted shall be carried out in accordance with the following approved plans/documents:</p> <p>Location Plan 101</p>

102
103
104
105
106

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

Article 35 Statement

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.

INFORMATIVE

The contaminated land record shows that the land is partly located on a former contaminated land use i.e. Ex-Ackwell Simmonds Yard and Smithy as well as been on a radon affected area where 3 - 5% of homes are above the action level. There is a possibility that this activity may have affected the application site with potentially contaminated material. Therefore, the developer is advised to keep a watching brief during ground works for any potentially contaminated material especially where the proposed development area has not been previously remediated. Should any such material be encountered, then the Council must be informed without delay, advised of the situation and an appropriate course of action agreed.

Appendix A

Consultation responses

CHIPPERFIELD PARISH COUNCIL	Objection
CPC OBJECTS to the overdevelopment and inappropriate development in Conservation area. This site needs to be considered in the context of the recent approval given for the whole site of 4 dwellings which was deemed the maximum acceptable on this prominent site within the Conservation Area. Approval would set a precedent for similar applications from the other 3 dwellings. Such scale would not have been accepted as part of the earlier application.	
DBC - CONSERVATION	No Objection
The proposed rear extension to 1 Chantry View is considered to preserve the character and appearance of the Chipperfield Conservation Area, no objection.	

Appendix B

Neighbour notification/site notice responses

Objections

Address	Comments
1 CROFT END ROAD,CHIPPERFIELD,K INGS LANGLEY,,WD4 9EE	This development has only just been completed and the fact that one house is now applying for permission to extend shows that the houses were poorly designed. The over-development of Chipperfield village is to the detriment of the village.

Supporting

Address	Comments
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Commenting

Address	Comments
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