

4/00881/19/FHA	SINGLE STOREY GLASS REAR EXTENSION, SINGLE STOREY SIDE/REAR EXTENSION WITH ROOFLIGHTS, NEW FRONT PORCH CANOPY, REPLACEMENT OF FRONT BAY WINDOW, ENLARGED 2ND FLOOR WINDOW IN SIDE FLANK WALL AND INSERTION OF REAR ACCESS DOOR IN PLACE OF EXISTING WINDOW.
Site Address	12 PULLER ROAD, HEMEL HEMPSTEAD, HP1 1QL
Applicant	Dr & Mrs Rhoden, 12 Puller road
Case Officer	Will Collier
Referral to Committee	Applicant is an employee of Dacorum Borough Council

1. Recommendation

1.1 That planning permission be **GRANTED**.

2. Summary

2.1 The proposal is considered to have no significant impact on the streetscene and to be in keeping with the original design of the house with no adverse impact on neighbours, in line with Policy CS12 of the adopted Dacorum Borough Core Strategy.

3. Site Description

3.1 Puller Road is a detached property at the end of a terrace on Puller Road, just off of St John's Road, Boxmoor. The street contains mostly residential properties from a similar period. The house on the plot sits off Puller Road with the garage and outbuildings to the eastern edge of the site. The point of access into the site is off Puller Road. The property has a two storey rear extension built in the 1970s.

4. Proposal

4.1 The proposal comprises a new single storey side/rear extension which would adjoin the rear of the existing side garage and side of the rear extension; a rear glass extension adjoined to the rear gable; and minor alterations including canopy roof over front door; remodelled front bay window, and enlarged 2nd floor window in flank wall.

5. Relevant Planning History

4/03034/18/FHA DEMOLITION OF EXISTING GARAGE AND SHEDS AND CONSTRUCTION OF A NEW GARDEN STUDIO, WORKSHOP AND GARAGE
Granted
01/02/2019

4/00929/12/LDP USE OF PROPERTY AS A RESIDENTIAL CARE HOME FOR UP TO FIVE CHILDREN (CLASS C2)
Withdrawn
07/08/2012

6. Policies

6.1 National Policy Guidance

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

6.2 Adopted Core Strategy –

NP1, CS1, CS2, CS4, CS11 and CS12.

6.3 Saved Policies of the Dacorum Borough Local Plan

Policies 13, 18, 21, 51

6.4 Supplementary Planning Guidance / Documents [include only those relevant to case]

- Area Based Policies (May 2004) - Residential Character Area BCA 7:Boxmoor
- Accessibility Zones for the Application of car Parking Standards (July 2002)

6.5 Advice Notes and Appraisals [include only those relevant to case]

- Sustainable Development Advice Note (March 2011)

7. Constraints

- 45.7M AIR DIR LIMIT
- Former Land Use
- CIL3

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 design of house and streetscape character
- Impact on amenities of neighbouring properties
- Other issues

Policy and Principle

9.2 The site is located within the residential area of Hemel Hempstead wherein the principle of household extensions is acceptable subject to compliance with all other policies of the plan. Policy CS12 of the Core Strategy 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.

Impact on design of house and streetscape character

9.3 Saved Appendix 7 of the DBLP states that extensions should harmonise with the original design and character of the house in terms of scale, roof form, window design, and external finishes. The proposed extensions and alterations are considered to be small scale and subordinate to the host building. The alterations, such as new canopy and altered front bay window are considered minimal changes that are in keeping with the design of the house.

9.4 Policy CS12 of the Core Strategy states that on each site, development should integrate with the streetscape character. The proposed side/rear is behind the existing side extension and is lower in height, and therefore well hidden from the streetscene. The rear glass extension is small in scale and would also be hidden from view. The proposed alterations comprising new canopy roof, remodelled front bay (from curved to rectangular in footprint) and altered fenestration are considered to have no significant impact on the streetscene.

Impact on neighbouring properties

9.5 Policy CS12 of the Core Strategy states that on each site, development should avoid visual intrusion, loss of sunlight and daylight, loss of privacy and disturbance to the surrounding properties. The proposed extensions are considered to have no adverse impact on neighbouring properties. The side and rear extensions are well separated from neighbouring properties and the 45 degree line would not be breached.

9.6 The proposal includes the enlargement of a bedroom window in the flank elevation at 2nd floor level. Taking into account that the existing window is not obscured and there have been no objections on this matter, it is considered the enlargement would not create a level of overlooking that would be significantly more harmful than the existing.

Other Material Planning Considerations

9.7 Parking - the site has permission for a new double garage plus additional space for at least one vehicle, thus complying with the required parking standards of the saved Dacorum Borough Local Plan (Appendix 5).

Response to Neighbour comments

9.8 Not applicable.

CIL Not applicable - below 100 sq metres.

10. Conclusions

10.1 The proposed extensions and alterations are considered to harmonise with the dwelling and integrate with the streetscape character. Furthermore there are no adverse impacts on neighbours.

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>12PR04 12PR06 12PR07 12PR03 12PR08 12PR05</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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.</p>

Appendix A

Consultation responses

DBC - CONTAMINATED LAND	No Objection
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Appendix B

Neighbour notification/site notice responses

Objections

Address	Comments
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Supporting

Address	Comments
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Commenting

Address	Comments
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