

4/01101/19/FHA	HIP TO GABLE LOFT CONVERSION, RAISE ROOF APEX AND REAR DORMER
Site Address	40 WOODLANDS AVENUE, BERKHAMSTED, HP4 2JQ
Applicant	Mr & Mrs Bolton, 40 Woodlands Avenue
Case Officer	Colin Lecart
Referral to Committee	Contrary view of Berkhamsted Town Council

1. Recommendation

1.1 That planning permission be **GRANTED**

2. Summary

2.1 The proposed hip to gable loft conversion, raising of the roof apex, and the construction of the rear dormer would be viewed in context with the similar approval at number 36 when looking down the road from the south and up it from the north. Whilst usually the raising of a roof would upset the balance that exists between pairs of semi-detached properties, in this case the rooflines of the properties are already staggered, mitigating against any harm on the street scene. The full width dormer is considered a large addition but would not be visible from the street.

3. Site Description

3.1 The application site comprises a two storey semi-detached property located to the south east of Woodlands Avenue. Woodlands Avenue slopes up significantly from north to south and the pair of semi-detached properties each have raised ridge heights as you move up the slope.

4. Proposal

4.1 The application seeks permission for a hip to gable conversion, raising of the roof apex, and the construction of a rear dormer.

5. Relevant Planning History

None

6. Policies

6.1 National Policy Guidance

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

6.2 Adopted Core Strategy –

Policy CS4
Policy CS11
Policy CS12

6.3 Saved Policies/appendixes of the Dacorum Borough Local Plan

Saved Appendix 3

Saved Appendix 7

6.4 Supplementary Planning Guidance

- Area Based Policies (May 2004) - Residential Character Area BCA 2: Swing Gate

8. Representations

Consultation responses

8.1 These are reproduced in full at Appendix X

Neighbour notification/site notice responses

8.2 These are reproduced in full at Appendix Y

9. Considerations

Main issues

9.1 The main issues to consider are:

- Principle of Development
- Effect on the Original Building and Surrounding Area
- Effect on Residential Amenity
- Car Parking and Access

Policy and Principle

9.2 The application site is located within an established residential area of Berkhamsted wherein accordance with Policy CS4 of the Core Strategy (2013), the principle of residential extension is acceptable subject to compliance with the national and local policies outlined below. The main issues of consideration relate to the impact of the proposal on the original building and the surrounding area as well as the potential impact on the residential amenity of the neighbouring properties.

Effect on Original Building and Street Scene

9.3 The semi-detached properties along this side of Woodlands Avenue are staggered in height going up the road to the south. Under normal circumstances, the raising of the ridge height of a semi-detached property would upset the existing balance between such pairs. However, in this case, the harm to the street scene would be minimised due to the existing staggering of the rooflines. Furthermore, the proposal would be perceived in context with planning permission 4/03195/18/FHA at number 36 (raising the ridge height of the roof and construction of a large dormer to the rear of the property including a hip to gable enlargement) and so not appear incongruous on the street scene. The proposal would not be prominent in views from Hazel Road (which lies on a higher ground level just off Woodlands Avenue) and when seen from the

access road to Oak Drive, it would be seen in context with the dormer window and number 36.

9.4 The dormer window would lift the eaves level of the roof which would be visible when looking down the road from the south. However, views of this would be marginal and once again, it would be perceived in conjunction with the similar approval at number 36 two doors down. The dormer window would be a bulky addition to the dwelling but it is noted that a similar hip to gable conversion and a rear dormer could be constructed under permitted development rights. As such, it is considered the hip to gable and rear dormer window would not lead to any explicit harm above this permitted development fall-back position. A Velux window inserted onto the roof slope on the front elevation of the property could also be carried out under permitted development rights.

Effect on Residential Amenity

9.5 A certain level of mutual overlooking between rear gardens is considered both common and expected within urban areas. The dormer window would not lead to an overtly harmful situation above the existing situation. Furthermore, a dormer window on the rear elevation could be constructed under permitted development rights. The new window to be inserted onto the side elevation of the property would be obscure glazed.

Car Parking and Access

9.5 The application would lead to a four bedroom dwelling. Dacorum Car Parking Standards would require the provision of three car parking spaces to serve a property of this size. The property would maintain space for two cars on the driveway to the front. Whilst this would be a shortfall of one car parking space, there are on street car parking opportunities within the area and it is considered that a shortfall of one car parking space would not impact upon the safety and operation of the highway.

10. Conclusions

10.1 The application is recommended for approval. Due to the existing staggered roof heights of the properties on this side of the road, the proposed raising of the roof apex would not result in harm on the street scene. Furthermore, the proposal would be read in context with planning permission 4/03195/18/FHA for similar works at number 36. The raising of the eaves height would be visible when travelling down the road from the south, but views of this would be limited and is not considered to amount to explicit harm to the character of the surrounding area. Views of the dormer window would also be limited from the access road to Oak Drive and from Hazel Road and again would be viewed in conjunction with the dormer window at number 36.

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

Conditions/Reasons for Refusal

No	Condition
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	<p>The development hereby permitted shall be carried out in accordance with the following approved plans/documents:</p> <p>33 Proposed 33 Existing</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>

Appendix X

Consultation responses

BERKHAMSTED TOWN COUNCIL, THE CIVIC CENTRE	Objection
	<p>Objection</p> <p>The drawing indicates that the proposed dormer is a match to that at no 38; the adjacent semi. However, this is misleading as no reference could be found on DBC's planning website to such an application. Additionally, the proposal is for a full width dormer which is over dominant and should be below the roof ridge not above as proposed.</p> <p>Appendix 7 (vi)</p>

Appendix Y

Neighbour notification/site notice responses

None received