

ITEM NUMBER: 5a

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|-------------------------|--|-------------------------|
| 19/02543/FHA | Rear ground floor single storey extension with internal modifications, dormer roof extension with new internal staircase. | |
| Site Address: | 40 Elizabeth II Avenue Berkhamsted Hertfordshire HP4 3BF | |
| Applicant/Agent: | Mr Wilson | |
| Case Officer: | Robert Freeman | |
| Parish/Ward: | Berkhamsted Town Council | Berkhamsted West |

1. RECOMMENDATION

1.1 That planning permission be GRANTED.

2. SUMMARY

2.1 The proposed extensions are not considered to result in significant harm to either the appearance of the dwelling or the amenities of neighbouring properties in accordance with Policies CS11 and CS12 of the Core Strategy.

3. SITE DESCRIPTION

3.1 The site comprises one of a number of properties constructed in Phase 1 of the development of the Bearroc Park estate, Berkhamsted. The property is located off the eastern distributor road between Charlotte Close and Gilphins Close.

3.2 The site comprises a modern 4 bedroom detached dwelling with an integral garage.

4. PROPOSAL

4.1 The proposals involve the construction of a single storey rear extension, a play room above the existing garage and a rear dormer window. This dormer window will facilitate the provision of an additional bedroom and bathroom at roof level.

5. PLANNING HISTORY

Planning Applications

4/01886/19/FHA - Rear ground floor single storey extension. Conversion of garage to habitable accommodation & storage, & roof extension with new internal Staircase.

WDN - 5th September 2019

Appeals

6. PLANNING POLICIES

Main Documents:

National Planning Policy Framework (February 2019)

Dacorum Borough Core Strategy 2006-2031 (adopted September 2013)

Dacorum Borough Local Plan 1999-2011 (adopted April 2004)

Relevant Policies:

Core Strategy - Policy NP1: Supporting Development
Core Strategy - Policy CS1: Distribution of Development
Core Strategy - Policy CS4: The Towns and Large Villages
Core Strategy - Policy CS8: Sustainable Transport
Core Strategy - Policy CS11: Quality of Neighbourhood Design
Core Strategy - Policy CS12: Quality of Site Design
Local Plan - Saved Policy 51: Development and Transport Impacts
Local Plan - Saved Policy 54: Highway Design
Local Plan - Saved Policy 58: Private Parking Provision
Local Plan - Saved Appendix 5: Parking Provision
Local Plan - Saved Appendix 7: Small-Scale House Extensions

7. CONSTRAINTS

Parking Accessibility Zone (DBLP): 4
Special Control for Advertisements: Advert Spec Contr
CIL Zone: CIL1
Former Land Use (Risk Zone): Infilled Pond, Durrants Lane, Berkhamsted
Parish: Berkhamsted CP
RAF Halton and Chenies Zone: RAF HALTON: DOTTED BLACK ZONE
RAF Halton and Chenies Zone: Red (10.7m)
EA Source Protection Zone: 3
Town: Berkhamsted

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

Principle of Development

9.1 The site is located within the urban area of Berkhamsted where in accordance with Policies NP1, CS1 and CS4 of the Core Strategy there would be no objection in principle to the extension of existing residential units.

9.2 Despite being a relatively new residential unit, the application site benefits from Permitted Development Rights under the Town and Country Planning (General Permitted Development) Order 1995 (As amended). The legislation allows for the provision of rear extensions and the conversion of loft spaces without the need for planning permission in certain circumstances.

Quality of Design

9.3 The proposed extensions to the dwelling are considered to be appropriate in terms of their design, bulk, scale, height and use of materials. Indeed the physical extent of works is similar to that which could be constructed without the need for planning permission as noted on the submitted plans. The contemporary finish to the rear dormer window is not considered to be unduly harmful to the character and appearance of the property.

9.4 Accordingly it is considered that the proposals would be in accordance with Policies CS11 and CS12 of the Core Strategy.

Impact on Residential Amenity

9.5 The proposals are not considered to result in any additional issues with overlooking of neighbouring units. There is already some overlooking of the rear garden at Charlotte Close which would not be exacerbated by this proposal nor constitute grounds for the refusal of this application under Policy CS12 of the Core Strategy and Saved Appendix 7 of the Local Plan.

Impact on Highway Safety and Parking

9.6 The provision of an additional bedroom within the loft space of the property will not significantly intensify the use of the premises or increase demand for off-street parking provision as set out in Saved Appendix 5 of the Local Plan. Accordingly there would be no grounds for objection under Policies CS8 or CS12 of the Core Strategy nor Saved Appendix 5 of the Local Plan .

10. RECOMMENDATION

10. That planning permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall begin 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 development hereby permitted shall be provided in accordance with those specified on drawings:

TWS-1904-00-30 Revision 01
TWS-1904-00-31 Revision 01

Reason: To make sure that the appearance of the building is suitable and that it contributes to the character of the area in accordance with Policies CS11 and CS12 of the Dacorum Borough Core Strategy (2013).

3. The development hereby permitted shall be carried out in accordance with the following approved plans/documents:

TWS-1904-00-30 Revision 01 and TWS-1904-00-31 Revision 01

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

APPENDIX A: CONSULTEE RESPONSES

| Consultee | Comments |
|-----------|----------|
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|--------------------------------|---|
| Local Parish | The Committee considered the proposed scheme is an overdevelopment which would set an unfortunate precedent in a currently uniform street scene. The proposed addition of a bedroom raised concerns over adequacy of parking provision in a road already experiencing congestion. It was also unclear whether the rear dormer fenestration would result in overlooking to the properties on Charlotte Close. CS12.' |
| Contaminated Land (DBC) | Having reviewed the application submission and the ECP records I am able to confirm that there is no objection on the grounds of land contamination. Also, there is no requirement for further contaminated land information to be provided, or for contaminated land planning conditions to be recommended in relation to this application. |

APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

| Neighbour Consultations | Contributors | Neutral | Objections | Support |
|--------------------------------|---------------------|----------------|-------------------|----------------|
| 6 | 0 | 0 | 0 | 0 |

Neighbour Responses

| Object (O), Support (S), Representation (R) | Comments |
|--|-----------------|
| | |