

**ITEM NUMBER: 5e**

<b>19/02915/RET</b>	<b>Retention of 8ft x 6ft shed</b>	
<b>Site Address:</b>	<b>71 Kings Road Berkhamsted Hertfordshire HP4 3BP</b>	
<b>Applicant:</b>	<b>Mr Horner</b>	
<b>Case Officer:</b>	<b>Colin Lecart</b>	
<b>Parish/Ward:</b>	<b>Berkhamsted Town Council</b>	<b>Berkhamsted West</b>
<b>Referral to Committee:</b>	<b>Objection from Town Council</b>	

**1. RECOMMENDATION**

1.1 That planning permission be **GRANTED** subject to the suggested conditions.

**2. SUMMARY**

2.1 The principle of residential development is considered acceptable in the sites location within a residential area. It is not felt that the proposed works would have an adverse impact on the appearance of the dwelling and would not significantly detract from the street scene. The proposal is therefore deemed acceptable in accordance with the aims of the National Planning Policy Framework 2019; Policies CS4, CS11 and CS12 of the Core Strategy (2013); and saved Appendix 3 of the Dacorum Borough Local Plan (2004)

**3. SITE DESCRIPTION**

3.1 The application site comprises a semi-detached dwellinghouse located on the north-west side of Kings Road, Berkhamsted. The immediate area comprises properties of various architectural styles, sizes and build lines.

**4. PROPOSAL**

4.1 The application seeks permission for the retention of a wooden front garden shed. The dimensions of the shed are as follows 2.39m x 1.83m x 2.07m (depth x width x height). The eaves are 1.6m.

**5. PLANNING HISTORY**

Planning Applications :

4/00845/18/FHA - Construction of first floor room over front elevation single storey Extension.  
*GRA - 22nd May 2018*

4/00226/18/FHA - Single storey front extension. Two storey rear extension and Alterations.  
*GRA - 15th March 2018*

**6. CONSTRAINTS**

Parking Accessibility Zone (DBLP): 4

CIL Zone: CIL1

Former Land Use (Risk Zone): Cemetery, Kingshill Way, Berkhamsted

Former Land Use (Risk Zone): Old Chalk Pit, Kings Road, Berkhamsted

Parish: Berkhamsted CP

RAF Halton and Chenies Zone: Red (10.7m)

RAF Halton and Chenies Zone: RAF HALTON: DOTTED BLACK ZONE

Residential Area (Town/Village): Residential Area in Town Village (Berkhamsted)

EA Source Protection Zone: 2  
EA Source Protection Zone: 3  
Town: Berkhamsted

## **7. REPRESENTATIONS**

### Consultation responses

7.1 These are reproduced in full at Appendix A.

### Neighbour notification/site notice responses

7.2 These are reproduced in full at Appendix B.

## **8. 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:

CS4 - The Towns and Large Villages  
CS12 - Quality of Site Design

Supplementary Planning Guidance/Documents:

Residential Character Areas – BCA12: Shootersway

## **9. CONSIDERATIONS**

### Main Issues

9.1 The main issues to consider are:

The policy and principle justification for the proposal; and  
The impact on visual amenity.

### Principle of Development

9.2 The application site is located within Berkhamsted. Policy CS4 directs residential development to the towns and established residential areas. The overall principle of a garden shed in a residential area is deemed acceptable, subject to an assessment on its visual impact and its impact on the character of the area.

### Quality of Design / Impact on Visual Amenity

9.3 The proposed shed is limited in scale/height and would be constructed from traditional design. The shed would be visible from the public domain when looking north (down) Kings Road. BCA12 states that *“curtilage buildings should not normally be positioned forward of the front wall of a dwelling fronting a highway, except where it can be demonstrated that the new building will not harm the character and appearance of the street scene.”* In this case, it is felt that the limited scale of the structure, combined with the fact that it is only visible when moving down Kings Road, means that

the impact on the street scene is minimal. Policy CS12 requires development to integrate with streetscape character and respect the adjoining properties in terms of layout. Whilst the proposal does differ from the immediate surroundings, there are examples of structures forward of properties in the street. For example, 65, 65A, 67 and 67A Kings Road all have large double garages between the main property and the road. Whilst these garages are set further back, their large scale is felt to make them equally as prominent on the street, when compared to modest shed. Further, when viewing the building from the top of Kings Road, the building is set against the backdrop of an existing fence, decreasing the visual impact. The National Planning Policy Framework requires development to be visually attractive and sympathetic to local character but does not specifically state that buildings should not be placed forward of dwellings. The appearance of the shed does not raise any concerns and would not harm the street scene in any significant way. Therefore, the shed is considered acceptable in accordance with the aforementioned policies.

### Other Material Planning Considerations

#### *Impact on Residential Amenity*

9.4 Consideration has been given to the impact that the shed would have on the adjoining neighbours. Policy CS12 states that regarding the effect on the amenity of neighbours, development should avoid visual intrusion, loss of light and loss of privacy. There would be no harm to the residential amenities of the neighbouring properties as a result of this proposal in accordance with Policy CS12 of the Core Strategy and saved Appendix 7 of the Local Plan.

#### *Impact on Highway Safety and Parking*

9.5 The proposal would not create any additional bedrooms or affect the existing car parking layout. Therefore, the car parking arrangements are satisfactory as required by saved Policy 58 and saved Appendix 5 of the Local Plan.

## **10. CONCLUSION**

10.1 The principle of residential development is considered acceptable in the sites location within a residential area. It is not felt that the proposed works would have an adverse impact on the appearance of the dwelling and would not significantly detract from the street scene. Furthermore, the development would not have a detrimental impact on the amenity of neighbouring properties. Access and car parking is deemed acceptable. Therefore, the proposal is acceptable in accordance with the aims of the National Planning Policy Framework 2012; Policies CS4, CS11 and CS12 of the Core Strategy 2006-2031; and saved Policies 57-58 and saved Appendices 5 and 7 of the Dacorum Borough Local Plan (DBLP) 1999-2011.

## **11. RECOMMENDATION**

11.1 That planning permission be **GRANTED** subject to the suggested conditions:-

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

Proposed front elevation, no reference (received 13-Nov-19)

Proposed side elevation, no reference (received 13-Nov-19)

Proposed block plan, no reference (received 13-Nov-19)

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

## APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
Local Parish	<p>Defer Decision</p> <p>The drawings made unclear the location of the shed and its proximity to the house. The Committee deferred decision until suitable drawings are made available.</p> <p>Objection</p> <p>The shed would be at the front of this prominent locale facing onto Kings Road which is in Berkhamsted Character Area BCA12. The proposal would give a cramped appearance to the property and would be out of keeping with the street scene.</p> <p>CS12; Appendix 3 (ii); BCA12.</p>

## APPENDIX B: NEIGHBOUR RESPONSES

### Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
6	0	0	0	0

### Neighbour Responses

Address	Comments
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