

ITEM NUMBER: 5f

19/02803/FHA	Two Storey side extension	
Site Address:	5 London Road Markyate St Albans Hertfordshire AL3 8JL	
Applicant/Agent:	Mr & Mrs Connell & Doyle	
Case Officer:	Elsbeth Palmer	
Parish/Ward:	Markyate Parish Council	Watling
Referral to Committee:	Parish Council have a contrary view to officer recommendation	

1. RECOMMENDATION

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

2. SUMMARY

2.1 The application seeks permission for a householder extension to a dwelling within the urban area of Markyate. Within such an area, development is acceptable in principle, subject to being in accordance with Policy 12 of the Core Strategy. The development does not create any issues of loss of neighbour amenity, or loss of character within the street scene, or to the existing building. The provision of two parking spaces for the 4-bedroom dwelling is considered acceptable.

3. SITE DESCRIPTION

3.1 5 London Road is a three bed semi-detached dwelling with parking for two cars to the front of the property and an attached garage. Bounding the north of the property is a footpath behind a mature hedgerow and trees. The property has a large rear garden.

4. PROPOSAL

4.1 The proposal is for a two-storey side extension. This includes conversion of the existing attached garage to living accommodation and an additional bedroom with en-suite at first floor.

5. PLANNING HISTORY

Planning Applications (If Any):

4/0532/79 - Historic File Check DMS for Documents and Further Details
DET - 17th May 1979

4/1493/79 - Historic File Check DMS for Documents and Further Details
DET - 15th November 1979

4/02400/16/FHA - two-storey side extension
GRA - 17th November 2016

Appeals (If Any):

6. CONSTRAINTS

Parking Accessibility Zone (DBLP): 4
CIL Zone: CIL3

Former Land Use (Risk Zone): Former Works, High Street, Markyate
Former Land Use (Risk Zone): Former Smithy, High Street, Markyate
Former Land Use (Risk Zone): Nabisco Factory/Depot, High Street, Markyate
Former Land Use (Risk Zone): Former Gasworks, Watling Street, Markyate
Large Village: Markyate
Parish: Markyate CP
RAF Halton and Chenies Zone: Green (15.2m)
Residential Area (Town/Village): Residential Area in Town Village (Markyate)
EA Source Protection Zone: 3

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:

NP1 - Supporting Development
CS1 - Distribution of Development
CS4 - The Towns and Large Villages
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS29 - Sustainable Design and Construction

Supplementary Planning Guidance/Documents:

Accessibility Zones for the Application of Car Parking Standards (2002)
Planning Obligations (2011)
Roads in Hertfordshire, Highway Design Guide 3rd Edition (2011)
Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice (2011)

9. CONSIDERATIONS

Main Issues

9.1 The main issues to consider are:

The policy and principle justification for the proposal;
The quality of design and impact on visual amenity;
The impact on residential amenity; and
The impact on highway safety and car parking.

Principle of Development

9.2 The site is situated within the large village of Markyate wherein residential development is acceptable in accordance with Policy CS4 of the Core Strategy.

Quality of Design / Impact on Visual Amenity

9.3 Saved appendix 7 of the Dacorum Local Plan (1991), policies CS11, CS12 of the Core Strategy (2013) and the NPPF all seek to ensure that any new development/alteration respects or improves the character of the surrounding area and adjacent properties in terms of scale, massing, materials, layout, bulk and height.

9.4 Furthermore, appendix 7 of the Local Plan (Small Scale House Extensions) outlines the importance of side extensions reflecting the design of the main house, while remaining secondary in appearance.

9.5 In accordance with the submitted application the proposed side extension would be of traditional design comprising brick walls, a tiled pitched roof and white UPVC windows/doors; all of which would complement the existing dwellinghouse. These materials are considered acceptable for this type of extension and in-keeping with the existing dwelling house, complying with policy CS12 of the Core Strategy.

9.6 The two storey side extension is set back from the front elevation of the dwelling house and down from the existing ridge height. Consequently, the proposed would appear secondary to the original dwelling.

9.7 As a result the two storey side extension is considered to be a relatively subservient element, and therefore not considered visually intrusive or harmful to the character and appearance of the dwelling or street scene; accordingly the proposed complies with the NPPF, appendix 7 of the Dacorum Local Plan (1991) and CS11, CS12 of the Core Strategy (2013).

Impact on Residential Amenity

9.8 The NPPF outlines the importance of planning in securing good standards of amenity for existing and future occupiers of land and buildings. Appendix 3 of the Local Plan (1991) and policy CS12 of the Core Strategy (2013), seek to ensure that new development does not result in detrimental impact on the neighbouring properties and their amenity space. Thus, the proposed should be designed to reduce any impact on neighbouring properties by way of visual intrusion, loss of light or privacy. Moreover, appendix 7 of the Local Plan advises that alterations should be set within a line drawn at 45 degrees from the nearest neighbouring habitable window.

9.9 The proposed side extension is situated some distance from the surrounding properties; as a result, it is not considered that there would be a significant loss of sunlight or 120daylight to neighbouring windows/doors as a result of the proposed.

9.10 Furthermore, no invasion of privacy would occur, as there is already in existence a window in the side elevation at first floor, which will be replaced, by two high smaller high-level windows.

9.11 Thus, the proposed side extension would not impact upon the residential amenity and privacy of neighbouring residents. As a result the proposal in regards to residential amenity is acceptable in terms of the NPPF, appendix 3 of the Local Plan (1991) and policy CS12 of the Core Strategy (2013).

Impact on Highway Safety and Parking

9.12 The Council's Parking Standards within appendix 5 of the Local Plan (1991) requires a maximum of three off street parking spaces for four bed dwellings within the large village of Markyate.

9.13 The application seeks to increase the number of bedrooms from three to four, whilst removing an integral garage. There will still be space for two cars to park off street at the front of the dwelling. As the figures are maximum figures and the site is located within a sustainable location, it is considered that the proposal meets the requirements of policy CS12 of the Core Strategy 2013 and appendix 5 of the Local Plan (1991).

Other Material Planning Considerations

Impact on Trees and Landscaping

9.14 No significant trees will be affected by the proposal.

Response to Neighbour Comments

9.15 None received.

Community Infrastructure Levy (CIL)

9.16 Policy CS35 of the Core Strategy 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 1 July 2015. This application is not CIL liable due to resulting in less than 100m² of additional floor space.

10. CONCLUSION

10.1 To conclude it is considered that the proposed two-storey side extension will be in character with the existing dwelling and will not have a detrimental impact on the character of the street scene. The extension is well removed from the attached neighbour and the nearest neighbour to the north and therefore will not result in any loss of amenity. The maximum parking provision for a 4 bedroom dwelling in Markyate is 3 spaces. As this is a maximum figure and the site is located within the large village of Markyate, which is a sustainable location it is considered that the provision of two spaces is acceptable.

11. RECOMMENDATION

11.1 That planning permission be **GRANTED** subject to the suggested 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 match the existing building in terms of size, colour and texture.

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. Any ground contamination encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site. Works shall be temporarily suspended, unless otherwise agreed in writing during this process because the safe development and secure occupancy of the site lies with the developer.

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development, in accordance with Core Strategy (2013) Policy CS32.

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

Site Location Plan
Plans and Elevations 16/1683 Rev 1A

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

Informatives:

1. The above conditions are considered to be in line with paragraphs 170 (e) & (f) and 178 and 179 of the NPPF 2019.

In the event that no ground contamination is encountered, in order to discharge this condition, the developer will be required to submit a written statement confirming the absence of any visual or olfactory evidence of ground contamination and provide a supporting photographic record of any foundation excavations.

In the event that contamination is encountered the Environmental Health Team has a web-page that aims to provide advice to potential developers, which includes a copy of a Planning Advice Note on "Development on Potentially Contaminated Land and/or for a Sensitive Land Use" in use across Hertfordshire and Bedfordshire. This can be found on www.dacorum.gov.uk by searching for contaminated land.

2. Planning permission/advertisement consent/listed building consent 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.

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
Environmental And Community Protection	Having reviewed the documentation submitted with the above planning application and having considered the information held by the

(DBC)	<p>Environmental Health Department I have the following advice and recommendations in relation to land contamination.</p> <p>The application is for an extension to an existing residential dwelling but one that is located within 25m of historical land uses with the potential to have resulted in ground contamination, including a gas works. There is also the possibility of an industrial works having occupied the application site in the mid-1900s, a land use that might also have resulted in ground contamination.</p> <p>Therefore, because of the proximity of potentially contaminative land uses to the application site and because there will be a requirement for intrusive groundworks to facilitate the proposed development it is recommended that the following condition is included on any permission that may be granted.</p> <p>Condition 1: Any ground contamination encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site. Works shall be temporarily suspended, unless otherwise agreed in writing during this process because the safe development and secure occupancy of the site lies with the developer.</p> <p>Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development, in accordance with Core Strategy (2013) Policy CS32.</p> <p>Informatives: The above conditions are considered to be in line with paragraphs 170 (e) & (f) and 178 and 179 of the NPPF 2019.</p> <p>In the event that no ground contamination is encountered, in order to discharge this condition, the developer will be required to submit a written statement confirming the absence of any visual or olfactory evidence of ground contamination and provide a supporting photographic record of any foundation excavations.</p> <p>In the event that contamination is encountered the Environmental Health Team has a web-page that aims to provide advice to potential developers, which includes a copy of a Planning Advice Note on "Development on Potentially Contaminated Land and/or for a Sensitive Land Use" in use across Hertfordshire and Bedfordshire. This can be found on www.dacorum.gov.uk by searching for contaminated land.</p>
Local Parish	<p>Comments received 4/2/20</p> <p>At our Parish Council meeting this evening, the Councillors' unanimous</p>

	<p>decision was as follows:</p> <p>"Since approval was given in 2016, the character of the village has changed owing to planning permission for a multitude of dwellings, which has exacerbated the parking situation. This makes it imperative that a new development should provide its own parking space".</p> <p>Comments received 5.12.19</p> <p>"Objection due to loss of parking. This will exacerbate the present parking problems."</p>
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APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
8	0	0	0	0

Neighbour Responses

Address	Comments