

ITEM NUMBER: 5h

19/02684/FHA	Demolition of conservatory, construction of single storey rear extension and first floor side extension. Landscaping to rear garden including alterations to retaining wall.	
Site Address:	47 Egerton Road Berkhamsted Hertfordshire HP4 1DU	
Applicant/Agent:	Mr Syed	
Case Officer:	Sally Robbins	
Parish/Ward:	Berkhamsted Town Council	Berkhamsted Castle
Referral to Committee:	Contrary view of Town Council	

1. RECOMMENDATION

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

2. SUMMARY

2.1 The principle of residential development in this location is acceptable. The proposed single storey rear extension and first floor side extension will integrate with the existing dwelling and surrounding area by virtue of its sympathetic design and scale. Whilst visible from surrounding units, the proposal will not detrimentally impact upon the living conditions of surrounding properties nor will it significantly impact upon local parking provision.

2.2 The proposed development therefore complies with the National Planning Policy Framework (2019), Policies CS4, CS10, CS11 and CS12 of the Core Strategy (2013), Saved Appendices 3, 5 and 7 of the Local Plan (2004), and the Chiltern Park (BCA14) Residential Character Area Appraisal (2004).

3. SITE DESCRIPTION

3.1 The application site is located on the northeast side of Egerton Road in Berkhamsted. The site comprises a two storey semi-detached dwellinghouse. The surrounding area is comprised of residential development, predominantly two storey semi-detached dwellings. Egerton Road is located on the northeast valley slope of the River Bulbourne, as reflected in the local topography, which increases towards the northeast.

4. PROPOSAL

4.1 The application seeks full planning permission for the demolition of the existing conservatory, single storey rear extension and double side extension. Alterations to retaining wall and patio area.

5. PLANNING HISTORY

Planning Applications (If Any):

19/02685/LDP - Loft conversion with rear dormer. Construction of an outhouse.

GRA - 30th January 2020

4/01131/96/FHA - Single storey side extension and front porch

GRA - 7th November 1996

4/00866/95/FHA - Rear conservatory

GRA - 16th August 1995

Appeals (If Any):

6. CONSTRAINTS

Parking Accessibility Zone (DBLP): 4
Special Control for Advertisements: Advert Spec Contr
Area of Archaeological Significance: 21
CIL Zone: CIL1
Green Belt: Policy: CS5
Parish: Berkhamsted CP
RAF Halton and Chenies Zone: Green (15.2m)
RAF Halton and Chenies Zone: RAF HALTON: DOTTED BLACK ZONE
Residential Area (Town/Village): Residential Area in Town Village (Berkhamsted)
EA Source Protection Zone: 3
EA Source Protection Zone: 2
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:

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 application site is located in a residential area of Berkhamsted. Core Strategy (2013) Policy CS4 states that appropriate residential development is encouraged in the towns and large villages.

Quality of Design / Impact on Visual Amenity

9.3 Core Strategy (2013) Policies CS10, CS11 and CS12 highlight the importance of high quality sustainable design in improving the character and quality of an area, seeking to ensure that developments are in keeping with the surrounding area in terms of scale, mass, height and appearance. This guidance is supported by Saved Appendices 3 and 7 of the Local Plan (2004). The Residential Character Area Appraisal for Chiltern Park (BCA14) states that extensions should normally be subordinate in terms of scale and height to the parent building and the use of architectural features on the parent building is encouraged.

9.4 The surrounding area comprises similarly sized and styled semi-detached dwellings, many of which show evidence of extension / alteration. The first floor side extension would be visible within the street scene; however, the single storey rear extension would not be visible from public vantage points. Ground levels increase towards the southeast along Egerton Road, with the application dwelling situated at a lower level than the adjoining property (no. 49).

9.5 The proposal comprises the demolition of the existing conservatory, to be replaced by a single storey rear extension. The extension would project from the rear elevation by 4.5m. It would have a flat roof with roof lights and would measure 3m high.

9.6 The proposed first floor side extension would be situated over the existing garage (to be converted into habitable accommodation). The side extension would be set down from the ridge of the main roof. It would comprise a cat slide roof with front dormer window. The dormer window would be centrally located and would match the layout and proportions of the existing fenestration.

9.7 The proposed development would be finished in materials to match the parent dwelling, including facing brickwork, roof tiles and uPVC windows and doors. Externally the proposed garage conversion would involve replacing the garage door with a window.

9.8 There are examples on Egerton Road of similar first floor side extensions, for example no. 35, which has a two storey side extension that extends up to the common boundary, and no. 43, which has a first floor extension with cat slide roof and front dormer window. When viewed from the street the extension at no. 43 is visually comparable to the proposed first floor side extension. The proposed first floor side extension would extend up to the common boundary with no. 49; however, it is considered that sufficient sky gaps would be retained to avoid any visual harm.

9.9 It is considered that the design, layout and scale of the proposed development respects that of the existing and surrounding dwellings. The architectural style is sympathetic to the surrounding

area and the proposal will not have a detrimental impact upon the character and appearance of the area. The proposal therefore complies with Saved Appendices 3 and 7 of the Dacorum Local Plan (2004), Policies CS10, CS11 and CS12 of the Core Strategy (2013) and the NPPF (2019).

Impact on Residential Amenity

9.10 The NPPF outlines the importance of planning in securing good standards of amenity for existing and future occupiers of land and buildings. Saved Appendix 3 of the Local Plan and Policy CS12 of the Core Strategy, seek to ensure that new development does not result in detrimental impact upon the neighbouring properties and their amenity space.

9.11 There are first floor side facing windows on the adjoining property, no. 49, however these are obscure glazed. No windows are proposed on the side elevation of the application dwelling. The proposed side extension would bring built form closer to no. 49 at first floor level, however, as the side, extension would be set down from the main ridge and due to the change in levels it is not considered that the proposed development would be visually overbearing.

9.12 There are no other concerns regarding loss of light, overlooking or loss of privacy. It is noted that no formal objections have been received from neighbouring properties.

9.13 It is considered that the proposal would be acceptable with respect to the impact on the residential amenity of neighbouring properties in accordance with Policy CS12 of the Core Strategy (2013), Saved Appendix 3 of the Local Plan (2004) and the NPPF (2019).

Impact on Highway Safety and Parking

9.14 Policy CS12 of the Core Strategy (2013) seeks to ensure developments have sufficient parking provision. Paragraph 105 of the NPPF (2019) states that when setting local parking standards authorities should take into account the accessibility of the development, the type, mix and use of the development, availability of public transport; local car ownership levels and the overall need to reduce the use of high emission vehicles. Policy CS8 of the Core Strategy (2013) and Saved Policies 57, 58 and Appendix 5 of the Local Plan (2004) promote an assessment based upon maximum parking standards.

9.15 The existing dwelling comprises four bedrooms, the maximum parking requirement for which is three spaces, according to Saved Appendix 5. As a result of the proposed development there would be 5 bedrooms, for which there would be no increase in parking requirement. The proposal would result in the loss of parking in the garage; however, this aspect of the scheme could be carried out under Permitted Development Rights. There is currently sufficient space on the driveway to park 2 vehicles, which would be retained.

9.16 The application site is considered to be in an accessible location, situated close to the town centre of Berkhamsted and in close proximity to local public transport routes. As such, it is considered that the proposed development would not have a negative impact on local parking provision. Furthermore, it is not considered reasonable to refuse the application on the grounds of parking taking into account the fact that the parking requirement for the existing 4-bedroom dwelling is the same as the proposed 5-bedroom dwelling.

9.17 It is considered that the proposed development will not have a detrimental impact on local parking provision, nor will it have a severe impact to the safety and operation of the adjacent highway. Thus, the proposal meets the requirements of Policy CS8 and CS12 of the Core Strategy (2013) and Saved Appendix 5 of the Local Plan (2004).

Other Material Planning Considerations

Area of Archaeological Significance

9.18 The site resides within an area of archaeological significance; therefore, the County Archaeologist has been consulted. In this instance, the County Archaeologist considers that the development is unlikely to have a significant impact on heritage assets of archaeological significance and as such has no comment to make on the proposal.

Berkhamsted Town Council Objection

9.19 Berkhamsted Town Council has objected on the grounds of overdevelopment and parking shortfall. As outlined above, the existing dwelling comprises four bedrooms and as a result of the proposed development, there would be five bedrooms. There is no increase in parking requirement and it is not considered reasonable grounds for refusal. With regards to overdevelopment, the plot size is large and it is considered that the proposed development will not result in a disproportionate quantum of development on the site. As a result of the proposed development, the dwelling will not dominate the plot and will leave enough space in and around the buildings to provide an acceptable level of amenity and outlook for future residents. It is also not considered that the proposed development would result in excessive demands on infrastructure and services, noting that there would be an increase of one bedroom and the fact that much of the development could be carried out under Permitted Development Rights (i.e. the single storey rear extension, subject to prior notification, and the garage conversion).

9.20 It is noted that a Lawful Development Certificate was recently granted for the property, which included an extension to the loft space and rear dormer window (ref. 19/02685/LDP dated 30 January 2020). The Lawful Development Certificate included a detached outbuilding and loft extension; however, it did not comprise an increase in the number of bedrooms (it was proposed for the existing bedroom in the loft space to be extended). As such, it is considered that the Lawful Development Certificate does not alter the above assessment with respect to overdevelopment and parking considerations.

Response to Neighbour Comments

9.21 No formal objections received.

Community Infrastructure Levy (CIL)

9.22 Policy CS35 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 the 1st July 2015.

10. CONCLUSION

10.1 The proposed development through design, scale and finish will not adversely impact upon the visual amenity of the immediate street scene or the residential amenity of neighbouring occupants. The proposal is therefore in accordance with Saved Appendices 3 and 5 of the Dacorum Local Plan (2004), Policies CS4, CS10, CS11 and CS12 of the Core Strategy (2013) and the NPPF (2019).

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.

- 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).

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

1934/001 (EXISTING SITE PLAN)
 1934/010 (PROPOSED GROUND AND FIRST FLOOR PLANS)
 1934/012 (PROPOSED ELEVATIONS)
 1934/011 (PROPOSED SECOND AND ROOF PLAN)
 1934/013 (EXISTING AND PROPOSED RETAINING WALL)
 1934/014 (PROPOSED SITE PLAN)

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

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
Archaeology Unit (HCC)	In this instance I consider that the development is unlikely to have a significant impact on heritage assets of archaeological interest, and I have no comment to make upon the proposal.
Local Parish	Objection This is an overdevelopment which would lead to a parking shortfall in an already congested road. For the increase from 3 to 5 bedrooms there should be at least 3 parking spaces provided. CS12

APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
4	0	0	0	0

Neighbour Responses

Address	Comments
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