

ITEM NUMBER: 5f

20/00304/FHA	Two storey front extension, front facing dormer window, off street parking and enlarged vehicle crossing (Dropped curb)	
Site Address:	16 Egerton Road Berkhamsted Hertfordshire HP4 1DT	
Applicant/Agent:	Mr Pugh	
Case Officer:	Briony Curtain	
Parish/Ward:	Berkhamsted Town Council	Berkhamsted Castle
Referral to Committee:	Contrary views of Berkhamsted Town Council	

1. RECOMMENDATION

That planning permission be granted

2. SUMMARY

2.1 The site is located within the town of Berkhamsted wherein residential extensions are acceptable in accordance with Policy CS4. Egerton Road and the surrounding streets are varied in their character with many properties having been extended and altered. Several surrounding properties including the other half of the semi-detached pair already feature two storey front extensions and whilst fewer, there are also existing examples of front facing dormers, most notably to No. 13 almost immediately opposite. The property already boasts a vehicle crossover which provides access to a garage to the rear of the dwelling but this is shared with the adjacent property. Widening the crossover would permit additional parking as well as easing access. The proposals are considered to successfully integrate into the street scene and would not adversely affect the residential amenities of adjacent properties or highway safety.

3. SITE DESCRIPTION

3.1 The application site is located to the southern side of Egerton Road in Berkhamsted and comprises a semi-detached residential dwelling.

4. PROPOSAL

4.1 Planning permission is sought for the construction of a two storey front extension, front dormer and enlarged vehicle crossover.

5. PLANNING HISTORY

Planning Applications (If Any):

20/00303/LDP - Rear facing dormer window, side facing window and two front facing velux roof lights
GRA - 5th March 2020

Appeals (If Any):

6. CONSTRAINTS

Parking Accessibility Zone (DBLP): 4
Area of Archaeological Significance: 21
CIL Zone: CIL1
Former Land Use (Risk Zone): Old Chalk Pit, Bridle Way, Berkhamsted

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: 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:

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

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 located within a residential area of the town of Berkhamsted wherein appropriate development is encouraged in accordance with Policy CS4 of the Core Strategy 2013. The proposal is therefore acceptable in principle.

Quality of Design / Impact on Visual Amenity

9.3 The size, scale and design of the proposals are acceptable and would not harm the character or appearance of this part of the street scene.

9.4 Given there are numerous existing examples of two storey front extensions (No.10, 12, 13 and 14) front dormers (No 5, 13, 37, 22 and 9 Dellfield Avenue) and wide driveways with double crossovers in the street scene, the proposals would integrate well without appearing incongruous. Moreover the other half of the semi-detached pair; No. 14, already features a recently constructed two storey front extension, such that the two storey element of the proposal would re-balance and restore the symmetry of the front elevation which is welcomed.

9.5 Concern has been raised with regard to the visual amenity of the front dormer. It is acknowledged that No. 14 does not feature one so some degree of unbalancing will occur however there are existing examples in the immediate area and on one half only of similar semi-detached dwellings. It is concluded that a refusal could not be sustained.

9.6 The widening of the crossover, enlarged driveway and loss of the hedging and garden would not appear out of keeping. An area of front garden (soft landscaping) would remain immediately to the front of the building to avoid the parking area appearing overly dominant.

Impact on Residential Amenity

9.7 Given the orientation, layout and spacing between the properties and the modest front projection the extensions would not harm the residential amenities of adjacent or surrounding properties with regards to light, privacy or visual intrusion. No. 18 to the east is set away from the common boundary and set further forward than the application property which will minimise any adverse visual impact from the front facing windows.

9.8 No objections or concerns have been received from any neighbours.

Impact on Highway Safety and Parking

9.9 The extended crossover would ease access and facilitate additional off-street parking which is welcomed. There would be no adverse impact on the safety or operation of adjacent highways. Herts County Council do not raise any objection subject to the imposition of conditions and informatives. Given this is an existing dwelling with an existing access and garage, some of the conditions requested would not meet the necessary tests and as such have not been recommended for inclusion.

Other Material Planning Considerations

Impact on Trees and Landscaping

9.10 The widened crossover does result in the loss of an existing hedge but this could be removed without the need for planning permission. Some soft landscaping will be retained to the front of the dwelling that will ensure an acceptable appearance to the development and many existing surrounding properties have undertaken similar works under permitted development. Given this it is not considered necessary or reasonable to condition landscaping details or require their retention.

Response to Neighbour Comments

9.11 None received.

Community Infrastructure Levy (CIL)

9.12 The proposal is not CIL liable.

10. RECOMMENDATION

10.1 That planning permission be granted.

Condition(s) and Reason(s):

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

Drawing No. 14 - proposed ground floor plan
Drawing No. 15 - proposed first floor plan
Drawing No. 16 - proposed roof plan
Drawing No. 17 - proposed side elevation
Drawing No. 18 - proposed front elevation
Drawing No. 19 - proposed side elevation
Drawing No. 20 - Location Plan
Drawing No. 21 - Block Plan

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

3. **The development hereby permitted shall be constructed in accordance with the materials specified on the application form and approved plans.**

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).

4. **Prior to the first use of the extended crossover hereby approved vehicular visibility splays of 2.4m x 34m and a pedestrian visibility splay of 0.65m x 0.65m shall be provided and permanently maintained each side of the access point, measured from the edge of the access way to the back of the footway, within which there shall be no obstruction to visibility between 600mm and 2.0m above the footway level.**

Reason: In the interests of the safety of persons using the access and users of the highway

5. **Prior to the first use of the extended crossover hereby approved arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.**

Reason: In the interests of the safety of persons using the access and users of the highway

Informatives:

1. Planning permission 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.
2. HIGHWAY INFORMATIVES:
 1. The Highway Authority requires the alterations to or the construction of the vehicle crossover to be undertaken such that the works are carried out to their specification and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.), the applicant will be required to bear the cost of such removal or alteration. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. The applicant may need to apply to Highways (Telephone 0300 1234047) to arrange this, or use link:- <https://www.hertfordshire.gov.uk/droppedkerbs/>
 2. Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website: <http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047.
 3. Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047.
 4. Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-and-developer-information.aspx>

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
Berkhamsted Town Council	<p>Objection</p> <p>The Committee had no objection to the two-storey extension and dropped kerb but objected to the front facing dormer which is out of character with the street scene.</p> <p>CS12</p>
Environmental And Community Protection (DBC)	<p>Having reviewed the application submission and the ECP Team 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</p>
Hertfordshire Highways (HCC)	<p>Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to the following conditions:</p> <p>CONDITIONS</p> <p>1. Before the premises are occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.</p> <p>Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.</p> <p>2. The development shall not be brought into use until the new access has been constructed to the current specification of the Highway Authority and to the Local Planning Authority's satisfaction.</p> <p>Reason: In the interest of highway safety and amenity and to ensure the development makes adequate provision for on-site parking and manoeuvring of vehicles likely to be associated with its use.</p> <p>3. Prior to first use, vehicular visibility splays of 2.4m x 34m shall be provided and permanently maintained each side of the access point, measured from the edge of the access way to the back of the footway, within which there shall be no obstruction to visibility between 600mm and 2.0m above the footway level.</p> <p>Reason: In the interests of the safety of persons using the access and users of the highway</p> <p>4. Pedestrian visibility</p> <p>Prior to first use a .65m x .65m visibility splay shall be provided and permanently maintained each side of the access point, measured from the edge of the access way to the back of the footway, within which</p>

there shall be no obstruction to visibility between 600mm and 2.0m above the footway level.

Reason: In the interests of the safety of persons using the access and users of the highway

5. The proposed parking spaces shall all have measurements of at least 2.4m x 4.8m respectively. Such spaces shall be maintained as a permanent ancillary to the development shall be paved and shall be used for no other purpose.

Reason: The above condition is required to ensure the adequate provision of off-street parking at all times in order to minimise the impact on the safe and efficient operation of the adjoining Highway.

6. Access -Gradient: The gradient of access shall not be steeper than 1.20 for the first 5 metres from the edge of the carriageway.

Reason. So that a vehicle is approximately level before being driven onto the carriageway and that vehicles may enter and leave the site with the minimum of interference to the free flow and safety of other traffic on the highway.

I should be grateful if you would arrange for the following note to the applicant to be appended to any consent issued by your council:

INFORMATIVES

1. The Highway Authority requires the alterations to or the construction of the vehicle crossover to be undertaken such that the works are carried out to their specification and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.), the applicant will be required to bear the cost of such removal or alteration. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. The applicant may need to apply to Highways (Telephone 0300 1234047) to arrange this, or use link:- <https://www.hertfordshire.gov.uk/droppedkerbs/>

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3. Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible.

Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047.

4. Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-and-developer-information.aspx>

COMMENTS

The application is for Two storey front extension, front facing dormer window, off street parking and enlarged vehicle crossing (Dropped curb)

ACCESS

The existing vx0 will need to be extended to allow access to the new parking space.

The site is at 16 Egerton Road which is an unclassified local access road, with a 30mph speed limit.

PARKING

The proposal includes construction of an additional off street parking space.

CONCLUSION

Hertfordshire County Council as Highway Authority considers the proposal would not have a severe residual impact on the safety and operation of the adjoining highways, subject to the conditions and informative notes above

APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
8	1	0	1	0

Neighbour Responses

Address	Comments
Stonycroft 9 Shrublands Road Berkhamsted Hertfordshire HP4 3HY	I write on behalf of the Berkhamsted Citizens Association Townscape Group, of which I am Chairman. The Group objects to the front facing dormer window element of the plan which will impinge unfavourably on the street scene. It suggests, at the very least, that the dormer be on a smaller scale.