

ITEM NUMBER: 5f

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| 20/00460/FHA | Two Storey Side Extension, Single Storey Rear Extension and Balcony | |
| Site Address: | Cloverleaf, Chapel Croft, Chipperfield | |
| Applicant/Agent: | Mr and Mrs Gillespie | |
| Case Officer: | Robert Freeman | |
| Parish/Ward: | Chipperfield Parish Council | Bovingdon/Flaunden and Chipperfield |
| Referral to Committee: | The application is referred to committee in view of the contrary recommendation of the Parish Council. | |

1. RECOMMENDATION

That planning permission be **GRANTED**

2. SUMMARY

2.1 The proposals are considered to be small scale additions to the dwelling and would therefore be appropriate in terms of Green Belt planning policy as set out in the National Planning Policy Framework (NPPF) and Policy CS5 of the Core Strategy.

2.2 The proposals has been subject to negotiation resulting in improvements in the overall design and appearance of the scheme. The proposals are now considered to be appropriately designed and would not detract from the character and appearance of the property in accordance with Policy CS12 nor the Chipperfield Conservation Area in accordance with Policy CS27 of the Core Strategy.

2.3 The proposals are not detrimental to the amenities of neighbouring properties in accordance with Policy CS12 and Saved Appendix 7 of the Local Plan 1991-2011.

3. SITE DESCRIPTION

3.1 Cloverleaf is one of three detached dwellings constructed to the rear of properties on the northern side of Chapel Croft, Chipperfield and outside the village boundary of Chipperfield. The site is located adjacent to the boundary of Chipperfield Conservation Area.

4. PROPOSAL

4.1 The proposals involve the construction of a two storeys side extension, a single storey rear extension and the provision of a rear balcony.

4.2 The two storey side extension would be 4m in width with the first floor set back approximately 1.8m from the frontage of the property. This would provide additional habitable accommodation at first floor level only with a series of columns providing a covered terrace beneath.

4.3 The single storey rear extension would measure 4.2m in depth and would be approximately 9.5m in width.

4.4 A small balcony area would be created to the rear of the property upon supporting stone columns.

4.5 The proposals no longer comprise an extension to an existing outbuilding within the garden of the property. This building has been removed from the consideration of this application through amendments to the description of the proposals and through the submission of amended plans.

4.6 Furthermore, the retention of a car-port within the front garden of the property which is currently under consideration has also been removed from consideration of this application and is now subject to a separate application under planning ref: 20/01013/RET.

5 PLANNING HISTORY

5.1 The former Ackwell Simmonds Yard was developed with three detached dwellings, one of which was Cloverleaf following the approval of planning permission 4/00274/03/FUL. This permission removed permitted development rights under the Town and Country Planning (General Permitted Development) (England) Order 1995 (As Amended)

5.2 Planning permission has more recently been granted for a single storey rear extension and the conversion of some loft space under 4/03241/16/FHA. The rear extension extended from the current kitchen to a depth of 4.2m beyond the existing rear wall to the property.

5.3 A concurrent application has been submitted for the retention of a triple car port within the front garden of the dwelling. It was noticed that this did not benefit from planning permission at the time of the officer's site inspection and having considered the planning history of the site. It is understood that this building was erected prior to the current owner purchasing the site in 2015.

6. PLANNING POLICIES

6.1 National Policy

National Planning Policy Framework (February 2019) (NPPF)
National Planning Policy Guidance (NPPG)

6.2 Dacorum Borough Core Strategy 2006-2031

NP1 - Supporting Development
CS1 - Distribution of Development
CS5 – Green Belt
CS8 – Sustainable Transport
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS26 – Green Infrastructure
CS29 - Sustainable Design and Construction
CS31 – Water Management
CS32 – Air, Soil and Water Quality
CS35 – Infrastructure and Developer Contributions

6.3 Saved Policies of the Dacorum Borough Local Plan 1991-2011

Policies 13, 51, 54, 55, 58 and 99.
Appendices 3, 5 and 7

6.4 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)

7. REPRESENTATIONS

Consultation responses

These are reproduced in full at Appendix A.

Neighbour notification/site notice responses

There were no comments received from neighbouring parties.

8. CONSIDERATIONS

Principle of Development

8.1 The application site is located within the Green Belt, where in accordance with the National Planning Policy Framework (NPPF) and Policy CS5 of the Core Strategy small scale development will be permitted for a range of appropriate buildings including the limited extension of existing dwellings. Such extensions should not result in disproportionate additions to the original dwelling on the site.

8.2 The dwellings were constructed following the approval of planning permission 4/00274/03/FUL and as a replacement for two large industrial units on the site. Cloverleaf has not been lawfully extended since its construction and the proposed extensions must be considered to be small scale in the context of the house and the Town and Country Planning (General Permitted Development) (England) Order 1995 (As amended)

Quality of Design / Impact on Visual Amenity

8.3 The proposed extensions are now considered to be appropriate in terms of their design, bulk, scale and appearance and having been amended in accordance with the advice of the Conservation and Design team. As such, the extensions are not considered to result in significant or demonstrable harm to the character and appearance of the property in accordance with Policy CS12 of the Core Strategy.

8.4 The site is located beyond the core of the Chipperfield Conservation Area and does not affect longer or strategic views of the Conservation Area. The buildings, comprising Cloverleaf, are not in themselves of historic significance nor are they of particular architectural significance. The proposals are not considered to be detrimental to the character and appearance of the Chipperfield Conservation Area nor heritage assets in accordance with Policy CS27 of the Core Strategy.

Impact on Residential Amenity

8.5 The proposed extensions to the property are not considered to result in any significant harm to the residential amenities of neighbouring properties in accordance with Policy CS12 of the Core Strategy and Saved Appendix 7 of the Local Plan 1991-2011. The nearest residential unit is Yew Tree House to the south of the site. The two storey side extension is not considered to result in any significant loss of daylight or sunlight to this property given its juxtaposition nor is it considered to result in any overlooking of the main rooms and garden thereto.

Impact on Highway Safety and Parking

8.6 Any intensification in the use of the property as a result of its extension is unlikely to give rise to any concerns with regards to access and parking arrangements. The property is accessed by a private road and beyond this there are a large number of garages and off-street parking spaces within the individual residential curtilages. Such arrangements for access and parking are considered

to be fully in accordance with Policy CS8 and CS12 from the Core Strategy and Saved Appendix 5 of the Local Plan 1991-2011.

Other Material Planning Considerations

8.7 The proposals do not appear to raise any other significant planning issues

Response to Neighbour Comments

8.8 No adverse comments have been received from neighbouring units.

9 RECOMMENDATION

9.1 That planning permission be **GRANTED** subject to the following planning conditions

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

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:

NAJ 004 F 2020 (Elevations - Scheme C)

NAJ 004 F (Ground Floor Plan)

NAJ 004 G (First Floor Plan)

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

APPENDIX A: CONSULTEE RESPONSES

| Consultee | Comments |
|-----------------------------|---|
| Chipperfield Parish Council | The Parish Council objects to the proposals on the grounds that the development is excessive in scale and bulk |
| Environmental Health | 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.0 |

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| Conservation Officer | <p>This is a great improvement to the original submission with the change to the gable, removal of the dormer and chimney alterations. The side extension now sits much more comfortably with the main house/other flank extension.</p> <p>I would therefore confirm the scheme is acceptable from a design perspective.</p> |
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APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

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