

ITEM NUMBER: 5a

20/01038/FHA	Single storey rear extensions, front porch canopy and alterations to front, rear and side fenestration (amended scheme)	
Site Address:	12 Puller Road Hemel Hempstead Hertfordshire HP1 1QL	
Applicant/Agent:	Philip Rhoden	
Case Officer:	Briony Curtain	
Parish/Ward:		Boxmoor
Referral to Committee:	Applicants spouse of DBC employee	

1. RECOMMENDATION

1.1 That planning permission be granted.

2. SUMMARY

2.1 The site lies within a well-established residential area of the town of Hemel Hempstead wherein residential extensions are acceptable in accordance with Policy CS4. Puller Road and the surrounding streets are varied in their character with many properties having been extended and altered in a variety of ways over the years. Many surrounding properties feature single storey rear extensions which are considered to have a similar overall impact. The extension would not be visible from public vantage points so will successfully integrate into the street scene and would not adversely affect the residential amenities of adjacent properties or highway safety.

2.2 Moreover Planning Permission for a very similar scheme (4/00881/19/FHA) has already gained planning permission and this application merely seeks consent for minor amendments.

3. SITE DESCRIPTION

3.1 No.12 is a detached property located at the end of a terrace on Puller Road, just off of St John's Road, in Boxmoor. The street contains mostly residential properties from a similar period. The house is set back from the highway with garaging and outbuildings to the eastern edge of the site. The site is accessed via Puller Road. The property has a two storey rear extension built in the 1970s.

4. PROPOSAL

4.1 Planning permission is sought for the construction of single storey rear extensions, front porch canopy, and alterations to the front, rear and side fenestration. This is an amended scheme. The amendments can be summarised as follows;

- Mono-pitch tiled roof in place of glazed extension with three rooflights
- New rood light to utility
- Enlargement of single storey side extension to align with rear extension, dummy pitch roof with raised roof lantern behind
- Amended pattern of rear fenestration

5. PLANNING HISTORY

Planning Applications:

20/00380/NMA - Non material amendment to planning permission 4/00881/19/FHA - single storey glass rear extension, single storey side/rear extension with rooflights, new front porch canopy,

replacement of front bay window, enlarged 2nd floor window in side flank wall and insertion of rear access door in place of existing window.

REF - 9th March 2020

20/00870/NMA - Non Material Amendment to Planning Permission 4/00881/19/FHA (Single storey glass rear extension, single storey side/rear extension with rooflights, new front porch canopy, replacement of front bay window, enlarged 2nd floor window in side flank wall and insertion of rear access door in place of existing Window.)

REF - 30th April 2020

4/00881/19/FHA - Single storey glass rear extension, single storey side/rear extension with rooflights, new front porch canopy, replacement of front bay window, enlarged 2nd floor window in side flank wall and insertion of rear access door in place of existing Window.

GRA - 9th July 2019

4/03034/18/FHA - Demolition of existing garage and sheds and construction of a new garden studio, workshop and garage

GRA - 1st February 2019

6. CONSTRAINTS

Parking Accessibility Zone (DBLP): 3

CIL Zone: CIL3

Former Land Use (Risk Zone): Former Coal Yard, Thorne Close, Hemel Hempstead

Former Land Use (Risk Zone): Old Gravel Pit, Northridge Way, Hemel Hempstead

Former Land Use (Risk Zone): Former Brickfield, Horsecroft Road, Hemel

Parish: Hemel Hempstead Non-Parish

RAF Halton and Chenies Zone: Yellow (45.7m)

Residential Area (Town/Village): Residential Area in Town Village (Hemel Hempstead)

Town: Hemel Hempstead

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 located within the residential area of Hemel Hempstead wherein the principle of household extensions is acceptable subject to compliance with all other policies of the plan.

Quality of Design / Impact on Visual Amenity

9.3 Policy CS12 of the Core Strategy states that on each site, development should integrate with the streetscape character.

9.4 The proposed front bay replacement and new front porch canopy are minimal changes and raise no concerns in terms of design impact. In addition it is important to note that these elements already benefit from planning permission so could be undertaken at any time.

9.5 The proposed side/rear extensions, whilst amended and enlarged very slightly, remain subordinate in scale and bulk and are largely hidden from public vantage points in the street scene. As such there would be no harm to the character or appearance of the property or the street scene.

Impact on Residential Amenity

9.6 Policy CS12 of the Core Strategy states that on each site, development should avoid visual intrusion, loss of sunlight and daylight, loss of privacy and disturbance to the surrounding properties.

9.7 The overall impact of the proposals remains largely as previously approved. Whilst the side/rear extension is very slightly deeper it would have no adverse impact on the neighbouring property.

9.8 The high level windows and rooflights in the side of the side/rear extension do not raise concerns regarding privacy. The enlarged 2nd floor bedroom window in the flank wall faces opposite the blank flank wall of No. 8 and is not considered to cause a level of overlooking that would be significantly more harmful than the existing bedroom window and is therefore considered

acceptable. It should be noted no objections have been received on this matter and moreover permission has already been granted for these elements.

Impact on Highway Safety and Parking

9.9 The current proposal results in the loss of the existing integral garage, which was to be retained as part of the previously approved scheme. The current proposed plans show the garage door is to be replaced by a front facing window and the garage will become a store area. The proposal thus results in the loss of an off-street parking space when compared to the previous scheme.

9.10 However members attention is also drawn to the fact that the existing garage, which was retained as part of the previously approved scheme is substandard in its size with the garage door opening slightly less than 2.4m wide and is therefore unlikely to realistically accommodate a modern car. It is not currently being used for the parking of vehicles due to its narrow width. In addition it is important to note that the existing garage could be converted into habitable accommodation without the need for planning permission which is a material consideration.

9.11 In addition it is also important to note that whilst it has not been constructed, a replacement garage was granted planning permission to the rear of the site under permission 4/03034/18/FHA and if this consent were to be implemented (it remains valid) there would be no net loss of parking across the site compared to the existing circumstances.

9.12 It is acknowledged that Puller Road is heavily congested with on-street parking given that most properties do not benefit from off-street parking and whilst the loss of the garage would result in additional on-street parking pressure there would be no significant residual impact based on the loss of one space such that a refusal on parking grounds could be sustained.

The proposal would not result in harm to the safety or operation of the adjacent highways.

Response to Neighbour Comments

9.13 No comments received.

Community Infrastructure Levy (CIL)

9.14 The development is not CIL liable.

10. RECOMMENDATION

10.1 That planning permission be granted.

Condition(s) and Reasons:

- 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:**

- 02A - 12PR - Block Plans
- 03A - 12PR - Proposed Ground Floor Plan
- 04A - 12PR - Propsoed Front Elevation
- 05A - 12PR - Proposed Rear Elevation
- 06A - 12PR - Proposed South Elevation
- 07A - 12PR - Proposed North Elevation
- 08A - 12PR - Proposed roof Plans

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.**

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).

Informative:

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.

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
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> <p>Noise; With reference to the above planning application, please be advised Environmental Health have no objections or concerns. However I would recommend the application is subject to construction working hours with Best Practical Means for dust.</p> <p>Construction Hours of Working - (Plant & Machinery) Informative</p> <p>In accordance with the councils adopted criteria, all noisy works associated with site demolition, site preparation and construction works shall be limited to the following hours: Monday - Friday 07.30am - 17:30pm, Saturdays 08:00am - 13:00pm, Sundays and Bank Holidays - no noisy works allowed.</p> <p>Construction Dust Informative</p>

	<p>Dust from operations on the site should be minimised by spraying with water or by carrying out of other such works that may be necessary to suppress dust. Visual monitoring of dust is to be carried out continuously and Best Practical Means (BPM) should be used at all times. The applicant is advised to consider the control of dust and emissions from construction and demolition Best Practice Guidance, produced in partnership by the Greater London Authority and London Councils.</p> <p>Noise on Construction/Demolition Sites Informative</p> <p>The attention of the applicant is drawn to the Control of Pollution Act 1974 relating to the control of noise on construction and demolition sites</p>
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APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
9	0	0	0	0

Neighbour Responses

Address	Comments