

ITEM NUMBER: 5e

| | | |
|--|--|------------------------|
| 20/01741/FHA & 20/01408/LBC | Removal of existing porch and construction of single storey side extension & Removal of existing porch and construction of single storey side extension | |
| Site Address: | Little Cheverells, Cheverells Green, Markyate, St Albans, Hertfordshire, AL3 8AA | |
| Applicant/Agent: | Mr and Mrs Stanley | PETER KNIGHTLEY |
| Case Officer: | Briony Curtain | |
| Parish/Ward: | Markyate Parish Council | Watling |
| Referral to Committee: | Applicants related to Councillor. | |

1. RECOMMENDATION

That planning permission and listed building consent be granted.

2. SUMMARY

2.1 The application site is located within the large village of Markyate wherein appropriate residential development is encouraged in accordance with Policy CS4 of the Core Strategy 2013.

2.2 Following the withdrawal of previous applications (20/00585/FHA & 20/00657/LBC), the proposal has been amended in line the Conservation Officers' comments and is now considered to preserve the character appearance and setting of the Grade II listed building and the natural beauty of the Chilterns Area of Outstanding Beauty. There would be no harm to the residential amenities of surrounding properties and no adverse impact on the safety or operation of the adjacent highways.

2.3 The proposal complies with Policy CS4, CS11, CS12, CS24 and CS27.

3. SITE DESCRIPTION

3.1 The application site is located at the junction of Pickford Road and Friendless Lane and comprises a detached Grade II listed building set in generous grounds. Little Cheverells is a modest square plan Georgian House, which has had substantial extensions in the past. Former outbuildings to the rear have been redeveloped and now form separate dwellings.

4. PROPOSAL

4.1 Planning Permission and Listed Building Consent are sought for the removal of the front porch and the construction of a single storey rear extension to the north-east of the property, adjacent to a previous two storey rear wing. The extension would be constructed of painted brickwork to match the existing dwelling and the windows and doors would be timber to match. The extension would comprise a lead flat roof and roof light set behind a parapet wall.

5. PLANNING HISTORY

Relevant Planning Applications (If Any):

20/00585/FHA - Demolition of current porch, new single storey side/rear extension

WDN - 4th May 2020

20/00657/LBC - Demolition of current porch, new single storey side/rear extension
WDN - 4th May 2020

Appeals (If Any):

6. CONSTRAINTS

Parking Accessibility Zone (DBLP): 4
Area of Outstanding Natural Beauty: CAONB outside Dacorum
Large Village: Markyate
Listed Building: Grade II
RAF Halton and Chenies Zone: Red (10.7m)
Residential Area (Town/Village): Residential Area in Large Village (Markyate)
EA Source Protection Zone: 3
Wildlife Site: Cheverell's Green

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
CS24 – Chilterns Area of Outstanding Natural Beauty
CS27 – Historic Environment
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;

Principle of Development

9.2 The site is located within the large village of Markyate wherein residential development is encouraged in accordance with Policy CS4 of the Core Strategy 2013, provided it meets all other relevant policies. The existing dwelling is a Grade II listed building sited within the AONB so policies CS11, CS12, CS24 and CS27 would also need to be satisfied.

Quality of Design / Impact on Listed Building / AONB

9.3 The proposal has been amended following the withdrawal of previous applications, the footprint has been reduced and it now aligns with the rear elevation of the previous extension (two storey rear wing), the materials have been changed and the roof form amended. The advice of the Conservation in relation to the withdrawn scheme has largely been adopted and the amendments sought have been incorporated into the current proposals.

9.4 Whilst the loss of the existing swept lead roof porch is unfortunate, the extension proposed in its place as amended is now considered appropriate. The massing has been reduced and the extension now sits comfortably on this traditional Georgian building. The parapet detailing has been raised in height to hide the flat roof and rooflight beyond. The fenestration pattern (doors) now relate to the proportions of the remainder of the building so harmonise well. The materials will match to ensure a successful integration.

9.5 The Conservation Officer is satisfied that the proposal is now acceptable from a conservation/design perspective and would not harm the character, appearance or setting of this Grade II listed building. The proposal thus complies with Policy CS27 of the Core Strategy. Given the above the proposal would not harm the significance of a heritage asset it is acceptable in accordance with section 16 of the NPPF.

9.6 The rear of the site would largely be concealed from public vantage points such that there would be no harm to the character or appearance of the wider area or any harm to the special qualities of this part of the Chilterns Area of Outstanding Natural Beauty to comply with Policies CS11, CS12 and CS24.

Other Material Planning Considerations

Impact on Residential Amenity

9.7 Given its siting, the extension would not harm the residential amenities of adjacent and surrounding properties with regard to light, privacy or visual intrusion. The proposals comply with Policy CS12 in this regard.

Impact on Highway Safety and Parking

9.8 - There would be no change to the parking or access arrangements to the site, which is served by generous front driveway and garaging accessed from a gated entrance on Friendless lane. There would be no harm to the safety or operation of the local highway network.

Response to Neighbour Comments

9.9 No comments were received.

Community Infrastructure Levy (CIL)

9.10 The development would not be CIL liable.

10. RECOMMENDATION

10.1 That planning permission (20/01471/FHA) and listed building consent (20/01408/LBC) be granted subject to the conditions set out below.

Condition(s) and Reason(s) for 20/01741/FHA:

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:**

19 612 PL04 A

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

3. **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 in accordance with the approved plans and application form.**

Reason: To ensure an acceptable appearance and to respect the character and appearance of the Listed Building make in accordance with Policies CS11 and CS12 and CS27 of the Dacorum Borough Core Strategy (2013).

Informatives:

1. Planning permission has been granted for this proposal. The Council acted pro-actively through early engagement with the applicant at the pre-application stage which lead to improvements to the scheme. 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.

Condition(s) and Reason(s) for 20/01408/LBC:

1. **The works hereby permitted shall begin before the expiration of three years from the date of this consent.**

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990, as amended by Section 51 (4) 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:**

19 612 PL04 A

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

3. **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 in accordance with 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).

Informatives:

1. Listed Building Consent has been granted for this proposal. The Council acted pro-actively through early engagement with the applicant at the pre-application stage which lead to improvements to the scheme. 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 |
|-----------------------------|---|
| Parish/Town Council | No Comments / Objections |
| Conservation & Design (DBC) | The previous advice has largely been adopted - the massing has been reduced, the parapet raised, fenestration reduced and the proposal is now acceptable from a conservation/design perspective. As the brickwork will be painted, the roof lead and the windows timber, there is no need to submit samples. |

APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

| Neighbour Consultations | Contributors | Neutral | Objections | Support |
|-------------------------|--------------|---------|------------|---------|
| 3 | 0 | 0 | 0 | 0 |

Neighbour Responses

| Address | Comments |
|---------|----------|
|---------|----------|