

ITEM NUMBER: 5f

20/02900/FHA	Demolition of existing single storey boot room extension and revised replacement single storey boot room / utility on existing footprint with altered roof	
Site Address:	Binghams Park Potten End Hill Water End Hemel Hempstead Hertfordshire HP1 3BN	
Applicant/Agent:	Mr & Mrs Symington	
Case Officer:	Jane Miller	
Parish/Ward:	Great Gaddesden Parish Council	Watling
Referral to Committee:	Applicant is a DMC Member	

1. RECOMMENDATION

That planning permission be GRANTED subject to conditions.

2. SUMMARY

2.1 The application seeks planning permission for the demolition of the existing single storey boot room extension and revised single storey boot room/utility on existing footprint with altered roof.

2.2 The proposal is considered to preserve the openness of the Green Belt and would not conflict with the purposes of including land within it. Furthermore, the proposal would not have a detrimental impact on the listed building, Chilterns Area of Outstanding Natural Beauty, immediate surroundings, residential amenity and highway safety, thereby meeting the requirements of Policies CS5, CS12, CS27 of the Core Strategy (2013), Saved Policy 119 of the decorum Borough Local Plan (2004) and the NPPF (2019).

3. SITE DESCRIPTION

3.1 The application site is located to the north of Potten End Hill. Bingham Park is a two storey, residential, detached Grade II Listed Building set in substantial grounds, accessed via a long winding driveway.

3.2 The house is set to the rear of the site thus giving wide separation between the house and the main road much of which is used for grazing purposes/paddock, delineated by a post and rail fence and served by a twin stable block. There is hedging along the front boundary and a track to the rear.

3.3 The site lies within the Green Belt and the Chilterns Area of Outstanding Natural Beauty.

4. PROPOSAL

4.1 This application seeks planning permission for the demolition of the existing single storey boot room extension and revised replacement single storey boot room / utility on existing footprint with altered roof. There is a concurrent listed building application (ref: 20/02901/LBC).

4.2 This current application follows the previously granted planning application 4/04082/15/FHA (Two-storey front and rear extensions, replacement single-storey side extension, demolition of outbuilding, construction of 2-bay carport, changes to access arrangements and relocation of oil storage tank, internal and external alterations and Repairs). That project is ongoing, with the above development partially completed.

4.3 This application is solely in respect of the boot room, referred to as the replacement single-storey side extension in previous application above. This revised scheme would result in a more simplified addition to that previously granted, by reverting to building on the existing footprint.

5. PLANNING HISTORY

Planning Applications

20/02901/LBC - Demolition of existing single storey boot room extension and revised replacement single storey boot room / utility on existing footprint with altered roof
PCO -

4/01373/83 - Historic File Check DMS for Documents and Further Details
DET - 28th November 1983

4/01778/18/DRC - Details as required by condition 5 (archaeology) attached to planning permission 4/04082/15/fha two-storey front and rear extensions, replacement single-storey side extension, demolition of outbuilding, construction of 2-bay carport, changes to access arrangements
GRA - 23rd July 2018

4/04083/15/LBC - Two-storey front and rear extensions, replacement single-storey side extension, demolition of outbuilding, construction of 2-bay carport, changes to access arrangements and relocation of oil storage tank, internal and external alterations and Repairs.
GRA - 31st March 2016

4/02027/08/FUL - Stable block
GRA - 16th December 2008

4/00963/06/FHA - Outbuilding for garaging and storage (amended scheme)
GRA - 27th June 2006

4/02399/05/FHA - Outbuilding for garaging and storage
REF - 9th January 2006

4/00633/99/LBC - Internal alterations, single storey rear extension, dormer window, insertion of other openings and mono pitched roof to replace flat roof
GRA - 27th May 1999

4/00632/99/FHA - Single storey rear extension, dormer window, insertion of other openings and mono pitched roof to replace flat roof

GRA - 27th May 1999

6. CONSTRAINTS

Parking Accessibility Zone (DBLP): 4
Special Control for Advertisements: Advert Spec Contr
Area of Outstanding Natural Beauty: CAONB outside Dacorum
CIL Zone: CIL1
CIL Zone: CIL2
Green Belt: Policy: CS5
Listed Building, Grade: II,
Parish: Great Gaddesden CP
Parish: Nettleden with Potten End CP
RAF Halton and Chenies Zone: Red (10.7m)
EA Source Protection Zone: 2
EA Source Protection Zone: 3

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

Dacorum Core Strategy

NP1 - Supporting Development
CS4 - The Towns and Large Villages
CS5 – Green Belt
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS24 – The Chilterns Area of Outstanding Natural Beauty.
CS27 – Quality of the Historic Environment

Dacorum Local Plan

Appendix 7 – Small-scale House Extensions
Saved Policy 119

CONSIDERATIONS

Principle of Development

- 9.1 The application site is located within the Metropolitan Green Belt where there is a general presumption against inappropriate development. The government places great importance on the Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and permanence. In the Green Belt, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 9.2 Paragraph 145 of the NPPF (2019) states that local planning authorities should regard the construction of new buildings as inappropriate in the Green Belt and then goes on to list a number of exceptions to this rule. Most relevant in this case is that extensions of existing buildings are not considered to be inappropriate development provided they do not result in disproportionate additions over and above the size of the original building.
- 9.3 Policy CS5: Green Belt of the Dacorum Core Strategy (2013) states that the Council will apply national Green Belt policy to protect the openness and character of the Green Belt. The policy permits certain types of small-scale development including limited extensions to existing buildings provided that the development has no significant impact on the character and appearance of the countryside.
- 9.4 The principle of residential development is acceptable subject to compliance with the relevant national and local policies.
- 9.5 The key considerations in this application are the development's
- ☐ Impact on the Green Belt;
 - ☐ Impact on the Area of Outstanding Natural Beauty;
 - ☐ Impact on the Listed Building;
 - ☐ Effect on the character and appearance upon the immediate area;
 - ☐ Effect on residential amenity of neighbour properties; and
 - ☐ Impact on Highway Safety

Green Belt Impact Assessment

- 9.6 The site is located within the Metropolitan Green Belt. The NPPF considers an extension or alteration of a building appropriate provided it does not result in disproportionate additions over and above the size of the original building.
- 9.7 As mentioned above, the site has benefited from previously granted planning permissions, most recently under reference 4/04082/15/FHA (Two-storey front and rear extensions, replacement single-storey side extension, demolition of outbuilding, construction of 2-bay carport, changes to access arrangements and relocation of oil storage tank, internal and external alterations and Repairs). Following that permission, the works to this Grade II listed building are ongoing, and partially completed. No works have commenced to the boot room, referred to in the previous description as the 'replacement single storey side extension'
- 9.8 This current application, as amended, is solely in respect of the replacement Boot Room / utility, a single storey structure attached to the north side of the dwelling. The current plans seek to re-configure the replacement boot room design from that previously granted but not implemented.
- 9.9 As stated on the application form in respect of the existing boot room '*This part of the property was built and extended at different times, was poorly constructed without architectural or historic value and provides poor associated performance. This part of the property is in disrepair and has suffered structural movement*'.
- 9.10 The revised layout reverts to using the existing (smaller) footprint (approximately 5m x 6.5m), simplifying the single storey design with an altered roof, with two small twin gables to the north elevation and two conservation roof lights. The external materials include white painted render, painted timber framed windows and doors, with traditional slate roof.
- 9.11 The Planning Officer and Conservation Officer carried out a site visit and discussed the proposal and options with the applicants. Following the visit, amended plans were requested and received from the applicant, the design remained unaltered however the plans clarified those elements shown on the proposed plans which have previously been granted planning permission, but are yet to be completed. The red outline on the site location plan has been corrected, and the proposed addition of a roof light to the main roof has been removed from this application following advice from the Conservation and Design officer. That element will be dealt with under separate application if the applicants wish to apply at a later date. Finally, the description has been simplified, now referring solely to the boot room.
- 9.12 The proposed boot room will be compact and would not extend the footprint of the existing dwelling or impact on the skyline. The total floor area will be less than the earlier permission. It is considered that it would not cause any visual harm to openness and to accord with Green Belt Policy.

Impact on Chilterns Area of Outstanding Natural Beauty

- 9.13 The application site is located within the Chilterns Area of Outstanding Natural Beauty (AONB). In the AONB the prime planning consideration will be the

conservation of the beauty of the area. Wherever development is permitted it will be on the basis of its satisfactory assimilation into the landscape. Saved Policy 97 of the Dacorum Local Plan states that 'Building, plant and structures must be sympathetically sited and designed, having regard to natural contours, landscape, planting and other buildings; there should be no adverse effect on skyline views.' Policy CS24 of the Dacorum Core Strategies states that the special qualities of the Chilterns Area of Outstanding Natural Beauty will be conserved. In addition, development is required to have regard to the policies and actions set out in Chilterns Conservation Board's Management Plan and support the principles set out within the Chilterns Building Design Guide and associated technical notes.

- 9.14 There is no increase in ridge height, the use of matching materials is considered acceptable on this rural site.
- 9.15 The development is therefore in accordance with saved Policy 97 of the Dacorum Local Plan and Policy CS24 of the Dacorum Core Strategy.

Impact on Significance of Heritage Asset

- 9.16 There would be no adverse effects.
- 9.17 The Conservation and Design officer has confirmed that the proposal is considered acceptable.
- 9.18 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that: *"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*
- 9.19 Saved policy 119 of the Dacorum Local Plan (2004) states that consent to alter or extend listed buildings will only be granted where it can be satisfactorily demonstrated that the proposal will be carried out in a manner appropriate to the scale, proportion and external and internal appearance or historic character of the building to which it relates.
- 9.20 Policy CS27 of the Dacorum Core Strategy states that all development will favour the conservation of heritage assets, and seek to ensure that the integrity, setting and distinctiveness of designated and undesignated heritage assets will be protected, conserved and if appropriate enhanced.
- 9.21 Paragraph 193 of the NPPF (2019) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 9.22 The application site a Grade II listed dwelling house, however the existing boot room is a later addition, the application stated *'This part of the property was built and*

extended at different times, was poorly constructed without architectural or historic value and provides poor associated performance. This part of the property is in disrepair and has suffered structural movement’.

- 9.23 The Conservation Officer commented: *‘that confirming our meeting, we agreed that, given the fact it could not be moved back from the front elevation satisfactorily, the rebuilding of the bootroom was acceptable, with the configuration of the altered roof as shown with twin gables. With the proposed rooflight to the main range now omitted from the application, this removes one of the original objections. On another matter, it was noted that the newly rebuilt gables to the east elevation had not been finished as shown on the approved drawings, and that this would form a separate application to regularise the changes’.*
- 9.24 Having given great weight to the proposed alterations and the impact they would have on the listed building, it is considered that the location of the extension to the rear is compact, built on the same footprint as the existing boot room, with a modest roof, such that it would have no impact on the setting or fabric of the listed building and would be constructed from appropriate materials.
- 9.25 As a result it is considered that the development would be in accordance with Saved Policy 119 of the Dacorum Local Plan, S.66 of the Planning and Listed Building Act 1990, NPPF (2019) and CS27 of the Dacorum Core Strategy.

Effect on Appearance of Building and Street Scene

- 9.26 Dacorum’s Core Strategy Policies CS11 (Quality of Neighbourhood Design) and CS12 (Quality of Site Design) state that development within settlements and neighbourhoods should preserve attractive streetscapes; intergrate with the streetscape character and respect adjoining properties in terms of scale, height, bulk and materials. Chapter 12 of the Framework emphasises the importance of good design in context and, in particular, paragraph 130 states permission should be refused for development of poor design that fails to improve the character and quality of an area.
- 9.27 The proposal would result in a replacement boot room built on the footprint of the existing with altered roof form which would not be visible from the highway. Given it's limited size, it is considered that the proposal does not appear unduly dominant in terms of bulk, scale and height to the parent building and streetscene and will use sympathetic materials to match existing.
- 9.28 Therefore it is considered that the proposal would be generally sympathetic and in keeping with the surrounding area, respect adjoining properties and would therefore result in no significant adverse effects on the character and appearance of the streetscene in terms of visual and residential amenity. This accords with the local and national policies mentioned above.

Effect on Residential Amenity

- 9.29 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 (2004) and Policy CS12 of the Core Strategy (2013), seek to ensure that new development does not result in detrimental impact upon neighbouring properties and their amenity space. Thus, the proposed should be designed to reduce any impact on neighbouring properties by way of visual intrusion, loss of light and privacy.
- 9.30 Overall, it is considered that the proposal would result in no significant adverse impact on the residential amenity of the neighbouring properties when considering a loss of daylight, sunlight or privacy. It is therefore considered that the proposal accords with Policy CS12.

Other Considerations

Parking and Access

- 9.31 No changes to the existing car parking and access arrangements are proposed. The property would maintain sufficient parking provision and it is considered that the proposal would not result in an unacceptable impact on highways safety.

CIL Liable

- 9.32 No** (below 100sqm)

10 CONCLUSION

- 10.1 Based on the size and scale of the development, the proposal can be considered small scale with no significant impact on the character and appearance or openness of the Green Belt.
- 10.2 The proposed development would not detract from the character, appearance or design of the Listed Building, nor would it adversely affect the character and appearance of the Area of Outstanding Natural Beauty, the street scene, residential amenity of surrounding properties, or highway safety.

11 RECOMMENDATION

- 11.1 That planning permission be **GRANTED**, subject to the following conditions:

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 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).

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

site location plan received 26.11.2020
block plan received 26.11.2020
20/1054/1 existing ground floor
20/1054/2 existing first floor
20/1054/9 existing roof plan
20/1054/3 existing east and west elevation
20/1054/4 existing north and south elevation
20/1054/5 proposed ground floor plan received 01.12.2020
20/1054/6 proposed first floor plan received 01.12.2020
20/1054/7 proposed east and west elevations received 01.12.2020
20/1054/8 proposed north and south elevation received 01.12.2020

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

Informatives:

1. Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led 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
Environmental And Community Protection (DBC)	Having reviewed the documentation submitted with the above planning application and having considered the information held the by ECP team I have the following advice and recommendations in relation to land contamination. The development, if permitted, will not result in a change of land use and there is no former land use on or immediately adjacent to the

	<p>application site that would be expected to result in ground contamination. However, the application includes the relocation of an oil tank.</p> <p>As such, it is considered that the following contaminated land informative shall be sufficient, if planning permission is to be granted. This highlights the potential for unexpected contamination arising from the oil tank and associated pipework to be encountered and if present for it to be dealt with in an appropriate way.</p> <p>Informative</p> <p>Should any ground contamination be encountered during the relocation of the oil tank and associated pipework, works shall be temporarily suspended, unless otherwise agreed in writing by the Local Planning Authority, and a Contamination Remediation Scheme shall be submitted to (as soon as practically possible) and approved in writing by, the Local Planning Authority. The Contamination Remediation Scheme shall detail all measures required to render this contamination harmless and all approved measures shall subsequently be fully implemented prior to the first occupation of the development hereby approved.</p> <p>Should it be needed, for guidance on the appropriate installation of new domestic oil storage please refer to the following webpage https://www.gov.uk/oil-storage-regulations-and-safety/home</p> <p>21.10.2020 No comment for noise and Air pollution.</p>
The Chiltern Society	no response received
Chilterns Conservation Board	no response received
Parish/Town Council	No objection
Conservation & Design (DBC)	<p>Confirming our meeting, we agreed that, given the fact it could not be moved back from the front elevation satisfactorily, the rebuilding of the bootroom was acceptable, with the configuration of the altered roof as shown with twin gables.</p> <p>With the proposed rooflight to the main range now omitted from the application, this removes one of the original objections.</p> <p>On another matter, it was noted that the newly rebuilt gables to the east elevation had not been finished as shown on the approved drawings, and that this would form a separate application to regularise the changes.</p>

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APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
14	0	0	0	0

Neighbour Responses

Address	Comments
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