

ITEM NUMBER: 5e

20/03920/FHA	Demolition of existing modern conservatory and erection of single storey extension	
Site Address:	5 Manor Close Berkhamsted Hertfordshire HP4 2BJ	
Applicant/Agent:	Mr & Mrs Gallucci	Mr Daniel Sargeant
Case Officer:	Melissa Martin	
Parish/Ward:	Berkhamsted Town Council	Berkhamsted Castle
Referral to Committee:	Hemel Hempstead Town Councillor related to agent of application.	

1. RECOMMENDATION

1.1 That planning permission be **GRANTED** subject to conditions.

2. SUMMARY

2.1 The principle of residential development is acceptable in this location. The proposed demolition of the existing modern conservatory and the erection of a single storey rear extension will respect and complement the existing dwelling and the surrounding area due to its integrated design and respectful scale. Due to the proposals limited visibility from the surrounding area, the proposal would not impact the residential amenity of surrounding properties or the local parking provision.

2.2 Therefore, the proposal is in accordance with Saved Appendix 3 (Layout and Design of Residential Areas) and Saved Appendix 5 (Parking Provision) of the Dacorum Borough Local Plan 2004. The proposed development also complies with Policy CS4 (The Towns and Large Villages), Policy CS11 (Quality of Neighbourhood Design), Policy CS12 (Quality of Site Design) and Policy CS27 (Quality of the Historic Environment) of the Core Strategy 2013, Appendix A (Parking Standards Tables) of the Parking Standards Supplementary Planning Document 2020 and the NPPF 2019.

3. SITE DESCRIPTION

3.1 The application site is located on Manor Close in Berkhamsted. The site comprises of a two storey semi-detached dwelling. The dwelling is located in an area of archaeological significance as well as Berkhamsted Conservation Area. The surrounding area is predominately residential.

4. PROPOSAL

4.1 The application seeks full planning permission for the demolition of the existing modern conservatory and the erection of a single storey rear extension.

4.2 Amended plans have not been required for the proposed works and negotiation with the applicant to seek an acceptable solution has not been necessary for this proposal.

5. PLANNING HISTORY

Planning Applications (If Any):

4/0793/81 - Historic File Check DMS for Documents and Further Details
DET - 10th July 1981

4/02530/07/TCA - Works to trees
RNO - 16th November 2007

4/00632/07/FHA - Conservatory, window alterations and velux roof lights
GRA - 30th April 2007

4/00547/07/FHA - Rear dormer
GRA - 27th April 2007

4/01349/06/TCA - Works to trees
RNO - 21st July 2006

4/00733/96/FHA - First floor side extension
GRA - 26th July 1996

4/00387/93/FHA - First floor side extension
GRA - 3rd June 1993

Appeals (If Any):

6. CONSTRAINTS

Area of Archaeological Significance: 21
CIL Zone: CIL1
Berkhamsted Conservation Area
Parish: Berkhamsted CP
RAF Halton and Chenies Zone: RAF HALTON: DOTTED BLACK ZONE
RAF Halton and Chenies Zone: Yellow (45.7m)
Residential Area (Town/Village): Residential Area in Town Village (Berkhamsted)
Parking Standards: New Zone 3
EA Source Protection Zone: 3
EA Source Protection Zone: 2

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
CS27- Quality of the 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)
The Planning (Listed Buildings and Conservation Areas) Act 1990

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 in conservation areas;
The impact on residential amenity; and
The impact on highway safety and car parking.

Principle of Development

9.2 The dwelling is located within a residential area of Berkhamsted. Policy CS4 of the Core Strategy 2013 states appropriate residential development is encouraged in towns and large villages. As the dwelling is located within Berkhamsted Conservation Area, The Planning (Listed Buildings and Conservation Areas) Act 1990 states the impact of development proposals on local conservation areas must be assessed as required by Section 72(1) of the Act.

Quality of Design / Impact on Visual Amenity

9.3 Policy CS11 and CS12 of the Core Strategy 2013 emphasise the importance of high quality sustainable design in improving and preserving the character of the local area, ensuring development is in keeping with its surroundings in terms of scale, height, bulk and materials. This is supported by Saved Appendix 3 of the Dacorum Borough Local Plan 2004, which states development should respect the character of the surrounding area and there must be adequate space for the proposed development without creating a cramped appearance.

9.4 The dwelling is located within a cul-de-sac, with neighbouring properties comprising of detached and semi-detached dwellings that maintain a uniform design regarding appearance. The application site has a slight variation in appearance compared to its surrounding properties, as a garage is incorporated and attached to the front of the dwelling. This varies from the sites neighbouring properties, however this aspect of the dwelling is not affected or impacted by the proposed works.

9.5 The proposal would see the existing rear conservatory demolished and replaced with a single storey rear extension. The proposed single storey rear extension measures approximately 4 metres in length, 2.3 metres in width and 3.2 metres in height. The proposed works would be constructed within the same elevations as the existing conservatory.

9.6 The roof of the proposed development would comprise of brown interlocking plain tiles and the incorporation of a roof light, while the roof of the existing dwelling comprises of brown plain tiles. The

brickwork proposed for the development would match the brickwork of the existing ground floor level of the dwelling. The windows and doors of the proposed development would comprise of aluminium, while existing windows and doors comprise of wood effect UPVC which are stained timber for the existing conservatory. A sliding door would replace the double doors of the existing conservatory and expand across the majority of the extensions rear elevation.

9.7 The proposed development would be visible from some properties rear windows. These properties are located on Castle Street in Berkhamsted. However, as the proposed development would occur within the existing conservatory's elevations, the proposal would have a limited impact on visual amenity from these properties. The appearance and design of the proposed works would also respect the character of the local area by using materials that are in keeping with the existing dwelling and the surrounding street scene. It is not considered that the proposed works would result in a massing that would be unduly prominent or out of keeping with the character and appearance of the existing dwelling or the surrounding area. Therefore, the scale of the proposed development is considered acceptable.

9.8 Policy CS27 of the Core Strategy 2013 states development will positively conserve and enhance the appearance and character of conservation areas. The proposed development would have a limited impact on the character and appearance of the conservation area, as the proposed materials will match and respect the existing dwelling, ensuring the conservation area is positively conserved.

9.9 The design, layout and scale of the proposed development is considered to respect the existing and surrounding dwellings. The architectural style is sympathetic to the surrounding area, therefore the proposal would not have a detrimental impact upon the character and appearance of the area. Therefore, the proposal complies with policies CS4, CS11, CS12 and CS27 of the Core Strategy 2013, as well as Saved Appendices 3 and 5 of the Dacorum Borough Local Plan 2004 and the NPPF 2019.

Impact on Residential Amenity

9.10 The NPPF 2019 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 Dacorum Borough Local Plan 2004 and Policy CS12 of the Core Strategy 2013 seek to ensure that new development does not result in a detrimental impact upon neighbouring properties and their amenity space.

9.11 No neighbour objections have been received for the proposed development at 5 Manor Close.

9.12 The proposed development would be sited approximately 13 metres from 4 Dean Fry Court and 17 metres from 5 Dean Fry Court and the rear of 9 Castle Street. Aldbury House is comprised of ground floor and first floor office space, therefore this property is not considered with regards to residential amenity. The proposed development would be visible from 4 and 5 Dean Fry Court and from the rear of 9 Castle Street. Due to the layout, design and separation distance between the neighbouring properties and the application site, the proposed development would not harm the residential or visual amenity of surrounding properties with regards to light, privacy or visual intrusion.

9.13 The proposed single storey rear extension would not extend beyond the neighbouring property at No. 4 Manor Close's rear elevation and would be shielded by the existing dwelling. The proposed extension would also not extend beyond the application sites rear elevation. The proposed extension does not occur at the side of the property that attaches to No.4, therefore, there would be an unlikely impact with regards to loss of daylight/sunlight, overlooking or overshadowing.

9.14 Considering the information provided above, the proposal is considered acceptable with respect to the impact on residential amenity of neighbouring properties in accordance with Policy

CS12 of the Core Strategy 2013, Saved Appendix 3 of the Dacorum Borough Local Plan 2004, and the NPPF 2019.

Impact on Highway Safety and Parking

9.15 The proposed development would not result in a change of access or any changes that would affect the adjacent highway. The Parking Standards Supplementary Planning Document 2020 states all parking demand for residential development should be accommodated on site. The site resides within Accessibility Zone 3. The number of bedrooms within the property is unknown, however the proposed development does not alter the number of bedrooms within the property, therefore the parking requirement does not change. The proposed development does not impact car parking provision as sufficient space is provided for off street parking. The garage is retained to accommodate at least one internal parking space. Therefore, the parking requirement for the proposed development is not impacted.

9.16 The proposed development is not considered to have a detrimental impact on the local parking provision, nor would it have an adverse impact on the safety or operation of the adjacent highway. Therefore, the proposal is said to meet the parking standards set out in Appendix A of the Parking Standards Supplementary Planning Document 2020.

Environment and Community Protection

9.17 Environment and Community Protection were consulted and raised no objections on the grounds of land contamination, with no requirement for further contaminated land information to be provided or contaminated land planning conditions to be recommended.

Conservation and Design

9.18 Conservation and Design were consulted as the dwelling is situated within Berkhamsted Conservation Area. Conservation raised no objections to the proposed demolition of the existing conservatory and replacement with a single storey rear extension.

Response to Neighbour Comments

9.19 No neighbour comments have been received in relation to the proposed works.

Community Infrastructure Levy (CIL)

9.20 Policy CS35 requires all developments to make appropriate contributions towards infrastructure required to support the development. These contributions will normally extend only to the payment of CIL where applicable. The Council's Community Infrastructure Levy (CIL) was adopted in February 2015 and came into force on the 1st July 2015. The application is not CIL liable as it would result in less than 100 square metres of additional residential floor space.

10. CONCLUSION

10.1 The proposed development with regards to its design, scale, layout and proposed materials would not have a significant adverse impact on the immediate street scene or residential amenity of neighbouring properties and residents. The proposed development would also have a limited impact on the character and appearance of the Berkhamsted Conservation Area. The proposed development is therefore in accordance with Policy CS4, CS11, CS12 and CS27 of the Core Strategy 2013, Saved Appendices 3 and 5 of the Dacorum Borough Local Plan 2004, the Parking Standards Supplementary Planning Document 2020 and the NPPF 2019.

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.**

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:**

Drawing No. 227 pa2.01 (Site Location Plan)
Drawing No. 227 pa2.04 (Proposed Ground Floor & Roof Plans)
Drawing No. 227 pa2.05 (Proposed Elevations & Sections)

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

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.

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
Conservation & Design (DBC)	There is no conservation objection to the proposed replacement of the rear conservatory with a single storey rear extension as proposed.
Environmental And Community Protection (DBC)	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.

APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
20	0	0	0	0

Neighbour Responses

Address	Comments
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