

ITEM NUMBER:

21/02627/FHA	Single storey rear and part side extension, and garage conversion.	
Site Address:	45 Elizabeth II Avenue Berkhamsted Hertfordshire HP4 3BF	
Applicant/Agent:	Mrs Laura Bushby	
Case Officer:	Tristan Goldsmid	
Parish/Ward:	Berkhamsted Town Council	Berkhamsted West
Referral to Committee:	Applicant an Employee of DBC	

1. RECOMMENDATION

That planning permission be GRANTED

2. SUMMARY

2.1 2.1 The application site is located within the town of Berkhamsted wherein the proposed development is acceptable in principle, in accordance with Policies CS1 and CS4 of the Dacorum Borough Core Strategy (2013).

2.2 The overall size, scale and design of the extensions and alterations are acceptable, relate well to the parent dwelling, and would not result in any harm to the character or appearance of the street scene. The rear extension and conversion are not considered to have any significant adverse impacts on the residential amenity of neighbouring properties by being visually overbearing or resulting in a loss of light or privacy.

2.3 Furthermore, it is not considered that the scheme would have an adverse impact on the road network or create the significant parking stress as the site is served by generous parking provision.

2.4 Given all of the above, the proposal complies with the National Planning Policy Framework (2019), Policies CS1, CS4, CS11, CS12, CS29 and CS32 of the Dacorum Borough Core Strategy (2013), Saved Policies 57-58 and Saved Appendices 3, 5 and 7 of the Local Plan (2004), the Parking Standards Supplementary Planning Document (2020) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. SITE DESCRIPTION

3.1 The application site is located to the rear of a two storey, detached dwelling, situated to the southwest of Elizabeth II Avenue, a modern residential housing development, within the town of Berkhamsted.

4. PROPOSAL

4.1 The proposed development is the construction of a single storey rear and side extension, as well as the conversion of the existing garage into habitable living space.

5. PLANNING HISTORY

Planning Applications - None

6. CONSTRAINTS

CIL Zone: CIL1

Parish: Berkhamsted CP
RAF Halton and Chenies Zone: Red (10.7m)
RAF Halton and Chenies Zone: RAF HALTON: DOTTED BLACK ZONE
Residential Character Area: BCA12
Parking Standards: New Zone 3
EA Source Protection Zone: 3
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
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 situated in a residential area, in the Town of Berkhamsted, wherein Policies CS1 and CS4 of the Dacorum Borough Core Strategy (2013) are relevant. Policy CS1 guides new development to towns and large villages, encouraging new development within these areas. Furthermore, Policy CS4 encourages a mix of uses in town and local centres, encouraging residential uses.

9.3 Taking the above policies into account, the proposal for a single storey rear and side extension, with garage conversion is acceptable in principle.

Quality of Design / Impact on Visual Amenity

9.4 Policy CS11 and CS12 of the Core Strategy 2013 states development should respect the typical density intended in an area, preserve attractive streetscapes and respect adjoining properties in terms of scale, layout and materials.

9.5 The proposed extension is located to the rear of the dwelling and will be shielded from public vantage points along Elizabeth II Avenue. The site is of sufficient size to accommodate the extension proposed with sufficient space around the extension without appearing cramped or over developed. The scale of the proposed development respects the typical density of the local area, with the rear and side extension modest in size, projecting from the rear by 4 metres and infilling the space between the rear of the dwelling and the garage.

9.6 The materials proposed are in keeping with the character and appearance of the local area as well as the character of the existing dwelling. The proposed extension will use brick walls and windows to match the existing dwelling, the roof will feature a single ply flat roof membrane and the doors used will be a powder coated grey bifold doors. The garage will also feature powder coated grey bifold doors as well as Velux windows to the garage roof slope.

9.7 Taking all of the above into account, it is considered that the layout, architectural style and built form of the proposed development would not result in a detrimental impact upon the character and appearance of the surrounding area. The proposal therefore complies with Saved Appendix 7 of the Dacorum Local Plan (2004), Policies CS10, CS11 and CS12 of the Core Strategy (2006-2031) and the NPPF (2019).

Impact on Residential Amenity

9.8 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 and Policy CS12 of the Core Strategy, seek to ensure that new development does not result in detrimental impact upon the neighbouring properties and their amenity space.

9.9 The proposed single storey rear and side extension will project from the rear of the dwelling by 4 metres, with a height of 2.8 meters and width of 7 metres. Given the limited scale, height and infill positioning of the proposed extension due to its limited size, it is not considered to appear visually intrusive to neighbouring dwellings nor would result in a significant loss of daylight/sunlight.

9.8 The garage conversion will include two Velux windows added to the rear at first floor level. Due to the distance between the garage and neighbouring property located to the rear at no 1 Coppins Close, there are no concerns in terms of loss of privacy or overlooking for this neighbouring property and the existing dwelling.

9.9 Taking the above into account, it is considered that the proposed development will not detrimentally impact the residential amenity of neighbouring properties, or future occupiers, thus is

considered acceptable in terms of the NPPF (2019), Saved Appendix 3 of the Local Plan (2004) and Policy CS12 of the Core Strategy (2006-2031).

Impact on Highway Safety and Parking

9.10 The NPPF (2019), Policies CS8 and CS12 of the Dacorum Borough Core Strategy (2013), Saved Policy 58 of the Local Plan (2004) and the Parking Standards Supplementary Planning Document (2020) all seek to ensure that new development provides safe and sufficient parking provision for current and future occupiers.

9.11 The proposal involves the conversion of the existing garage, with no increase in the total number of bedrooms. The original planning permission for the dwelling removes permitted development rights from the garage in order to retain Local Planning Authority control over maintaining the garage and driveway for parking space. The garage has a current width of approximately 4.8 metres with central support pillars creating two parking spaces of 2.4 metres wide. Parking spaces of this width are below the minimum required measurements for a garage parking space, as set out in the Dacorum Borough Parking Standards Document (2020). The applicant confirmed that this space is not currently used for parking. The site currently features a large driveway which can provide off-street parking for 4 cars. This is considered sufficient parking provision for a four bedroom property in this location as set out in the Dacorum Borough Parking Standards Document (2020).

9.12 No change of access or alteration to the public highway would occur, such that there would be no adverse impact on the safety or operation of the adjacent highway.

9.13 Taking the above into consideration, there are no concerns in terms of car parking provision and highway safety in relation to this application.

Other Material Planning Considerations

9.14 No further considerations.

Response to Neighbour Comments

9.15 No neighbour comments have been received.

Community Infrastructure Levy (CIL)

9.16 Policy CS35 of the Core Strategy (2013) 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 1st July 2015. The application is not CIL liable.

11. RECOMMENDATION

11.1 That planning permission be GRANTED.

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 carried out in accordance with the following approved plans/documents;**

**No FS2 A
Design and Access Statement
Location Plan**

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).

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
Parish/Town Council	No Objection

APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
5	0	0	0	0

Neighbour Responses

Address	Comments
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