

ITEM NUMBER: 5d

21/02742/FHA	Proposed single storey side/front and first floor front extensions, roof alteration and loft conversion with dormer projections	
Site Address:	Falaise 34 Chesham Road, Bovingdon, Hertfordshire, HP3 0EE	
Applicant/Agent:	Jack Bircham	Mr Raymond York
Case Officer:	Briony Curtain	
Parish/Ward:	Bovingdon Parish Council	Bovingdon/ Flaunden/ Chipperfield
Referral to Committee:	Contrary views of Parish Council	

1. RECOMMENDATION

That planning permission be granted.

2. SUMMARY

2.1 The application site is located within the built confines of the large village of Bovingdon, wherein appropriate residential development is encouraged in accordance with Policy CS4 of the Core Strategy 2013. Whilst large, the site is of sufficient size to serve the intensified residential use without amounting to overdevelopment. The design of the extensions are considered to be appropriate in accordance with Policies CS11 and CS12 of the Core Strategy and despite the prominent corner position would successfully integrate into the street scape without harm to the character or appearance of the area. The development would not result in any significant detriment to the amenities of existing and future neighbouring properties or compromise highway safety to comply with Policies CS8, CS11 and CS12 of the Core Strategy 2013.

3. SITE DESCRIPTION

3.1 The application site occupies a prominent corner position at the junction of Chesham Road and Hyde Lane and comprises a detached residential dwelling with associated parking to the front and side/rear/front gardens.

3.2 The site already benefits from planning permission for the construction of a detached dwelling to the rear (planning reference 4/00350/16/ROC). The site has been subdivided but works are yet to fully commence.

4. PROPOSAL

4.1 Planning permission is sought for the construction of a single storey and first floor side/front extensions, and extensions to and the raising of the roof.

4.2 The scheme has been amended during the course of the application. It was originally proposed to introduce dormers to the roof but these have now been replaced by full gables to the front and side and the raising of the roof by just under 1m.

5. PLANNING HISTORY

Planning Applications

4/00350/16/ROC - Variation of condition 2 (schedule of materials) and 16 (approved plans and topographical survey) attached to planning permission 4/00106/11/FUL (new detached dwelling, relocation of existing first floor window at no. 34, new access to Hyde Lane, Bovingdon
GRA - 9th June 2016

4/01276/15/DRC - Details of sustainability and contamination as required by conditions 9 and 13 of planning permission 4/00106/11/FUL (new detached dwelling, relocation of existing first floor window at no. 34, new access to Hyde Lane, Bovingdon
GRA - 22nd May 2015

4/00106/11/FUL - New detached dwelling, relocation of existing first floor window at no. 34, new access to Hyde lane, Bovingdon
GRA - 19th March 2012

4/00354/07/FUL - Demolition of existing dwelling and construction of four 2-bed flats and parking
REF - 11th April 2007

Appeals

4/00354/07/FUL - Demolition of existing dwelling and construction of four 2-bed flats and parking
REF - 11th April 2007
5th February 2008 – dismissed.

6. CONSTRAINTS

CIL Zone: CIL2

Former Land Use (Risk Zone):

Heathrow Safeguarding Zone: LHR Wind Turbine

Large Village: Bovingdon

NATS Safeguarding Zone: Notifiable Development Height: > 15 Metres High

Parish: Bovingdon CP

RAF Halton and Chenies Zone: Red (10.7m)

Residential Area (Town/Village): Residential Area in Town Village (Bovingdon)

Parking Standards: New Zone 3

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 (2021)

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 (2020)
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 built confines of the large village of Bovingdon wherein Policy CS4 encourages appropriate residential development. The proposals seek planning permission for extensions to an existing dwelling and are thus acceptable in principle.

9.3 All developments are expected to be well designed in the context of the site and surrounding land and avoid harm to the residential amenities of adjacent properties in accordance with Policies CS10, CS11, CS12 and CS13. This supports the government's objectives for a high standard of design, delivered at optimum densities and in the right locations

9.4 Policy CS8 of the Core Strategy encourage developments to make appropriate arrangements to ensure that they are accessible and that development should provide safe, sufficient and convenient parking based on car parking standards within the Car Parking Standards SPD (2020).

9.5 This application does not involve any works to the rear of the site. A detached dwelling already benefits from planning permission. The site has been subdivided but works are yet to fully commence. This application relates to extensions to the existing dwelling only.

Quality of Design / Impact on Visual Amenity

9.6 High quality design is required in the context of the site and surroundings to comply with Policies CS11, CS12 and CS13 of the Core Strategy.

9.7 The proposal has been amended during the course of the application. It is now proposed to raise the ridge of the dwelling, replace the existing front cat slide with a front and side full dormer and crowned roof and to construct single storey and first floor side/front extensions.

9.8 Whilst large and resulting in significant additional mass at roof level, the proposed development is considered to be appropriate in terms of its design, bulk, scale, site coverage and use of materials and would make a positive contribution to the visual amenities of the area in accordance with Policies CS11 and CS12 of the Core Strategy.

9.9 The properties within Chesham Road are varied and exhibit a variety of roof forms and designs. The proposed development, though increasing the height of the existing property would be similar in height to surrounding properties along Chesham Road and Hyde Lane, would sit comfortably within the street scene (including the approved additional dwelling to the rear which incorporates a crowned roof) and would not dominate neighbouring units. Given the siting, the increased height and introduction of larger gables to the road junction elevations are considered acceptable and would result in a focal point at this prominent junction. The design of the north elevation with three storeys of render is not ideal but given the variety in the area this would not appear unduly prominent or incongruous and it is concluded on balance that a refusal on this alone could not be sustained. The property is almost double fronted with primary elevations facing Chesham Road and Hyde Lane and the two most prominent elevations are acceptable in their design.

Impact on Residential Amenity

9.10 Given the siting, orientation and form of the additions and extensions the development would not result in any harm to the residential amenities of adjacent and surrounding properties with regard to light, privacy or visual intrusion in accordance with Policy CS12 of the Core Strategy and Saved Appendix 3 of the Local Plan 1991-2011.

9.11 The roof additions whilst large and adding significant mass and bulk at roof level are set away from or set to the side of the adjacent properties such that they will not appear unduly visually intrusive or overbearing and would not result in overshadowing. The single storey side extension would be sited closer to No. 32 but given its modest height it would not adversely affect light levels to any habitable rooms and would not appear intrusive. The first floor additions front the main road and as such would not impact residential amenity. New and amended windows are proposed but overlooking levels would be similar to those from existing first floor windows and would not result in a loss of privacy to existing or future occupiers of adjacent sites. Given their position in relation to No. 32, a condition is required that the altered and additional windows in the northern elevation are to be obscured and non-opening. This is necessary and reasonable to safeguard the residential amenity.

9.12 Turning to the residential amenities of the existing residents despite increasing the intensity of the residential use (the development results in five bedrooms) and decreasing the garden space around the building (single storey extension) the overall amenity space to serve the dwelling remains the same and is considered sufficient and of a functional size and shape to serve the dwelling such that the development would not result in an over development.

Impact on Highway Safety and Parking

9.13 The existing dwelling comprises three bedrooms. The proposal results in the creation of two additional bedrooms. In accordance with the Council's Parking Standards Supplementary Planning Document the existing dwelling requires the provision of 2.25 off street parking spaces and a five bedroom property in this location must be assessed on an individual basis. The site is served by a driveway with space for 3 vehicles accessed off Chesham Road and this would not alter as a result of the proposals. The provision of 3 spaces to serve this 5 bedroom property is considered acceptable, is in line with other recent developments in the area and would not result in harm to the safety or operation of the adjacent highways.

Other Material Planning Considerations

9.14

Impact on Trees and Landscaping

No trees or significant landscape features would be affected by the development.

Response to Neighbour /Parish Comments

9.15 No comments from adjacent neighbours have been received to date.

9.16 The Parish Council object to the proposals as they consider them an overdevelopment and out of keeping with the area. The visual impact of the proposed development on the area has been addressed above but as set out Chesham Road/Hyde Lane are varied with dwellings of different sizes, styles and roof designs such that the proposals would integrate well. With regard to overdevelopment this is defined as '*An amount of development (for example, the quantity of buildings or intensity of use) that is excessive in terms of demands on infrastructure and services, or impact on local amenity and character*'. Despite the rear of the plot being developed, this application relates to the extension of the existing dwelling only. The footprint of the building would be extended only very marginally through the addition of the single storey extension to the side/front such that the overall ratio of building to land and the parking, amenity and service space in and around the building remains largely the same as the existing. The intensity of the residential use would increase through the provision of two additional bedrooms but the site is considered of sufficient size to accommodate and adequately serve this level of use without harm to the character of the area or the amenity of future occupiers.

Community Infrastructure Levy (CIL)

9.17 The development is not CIL liable.

10. CONCLUSION

10.1 To conclude whilst large and prominent the extensions are considered acceptable in their design, mass, bulk, site coverage and materials and would not result in any visual harm to the dwelling or wider area. Nor would they harm the residential amenities of adjacent properties or highway safety.

The proposal complies with Policies CS4, CS8, CS11, and CS12 of the Core Strategy 2013 and saved Appendix 7 of the Dacorum Borough Local Plan.

11. RECOMMENDATION

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

Conditions 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:**

SHT: No. 2
SHT: No. 3
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 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).

4. **The windows at first floor and roof level in the north elevation of the development hereby permitted shall be non-opening (unless the part of the window that opens is above 1.7m from the floor) and permanently fitted with obscured glass.**

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings in accordance with Policy CS12 (c) of the Dacorum Borough Council Core Strategy (2013) and Paragraph 130 (f) of the National Planning Policy Framework (2021).

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
Bovingdon Parish Council	<p><u>Original Plans</u> Object. Overdevelopment and not in keeping with surrounding properties.</p> <p><u>Amended Plans</u> Awaiting comments – will be reported in Addendum</p>
Environmental And Community Protection (DBC)	Having reviewed the application submission and the ECP 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.
Trees & Woodlands	No objection.

APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
10	1	0	1	0

Neighbour Responses

Address	Comments
Memorial Hall High Street Bovingdon Hemel Hempstead Hertfordshire HP3 0HJ	See Bovingdon PC comments above.