

**ITEM NUMBER: 5h**

<b>21/03658/FHA</b>	<b>Proposed part single part two storey side / rear extensions, demolition of existing garage, and all associated works</b>	
<b>Site Address:</b>	<b>2 Nettlecroft Hemel Hempstead Hertfordshire HP1 1PQ</b>	
<b>Applicant/Agent:</b>	<b>Eranda Jayasinghe</b>	<b>Mr Alberto Ochoa</b>
<b>Case Officer:</b>	<b>Heather Edey</b>	
<b>Parish/Ward:</b>		<b>Boxmoor</b>
<b>Referral to Committee:</b>	<b>Applicant is a Dacorum Borough Council Employee</b>	

**1. RECOMMENDATION**

That planning permission be GRANTED.

**2. SUMMARY**

2.1 The proposed development is considered to be acceptable in principle, in accordance with Policies CS1 and CS4 of the Dacorum Borough Core Strategy (2013). Whilst altering the visual bulk and prominence of the existing dwelling, it is considered that the resultant dwelling would respect the streetscape character, integrating with the character and appearance of the streetscene and surrounding area. Furthermore, it is not considered that the proposal would adversely affect the residential amenity of neighbouring properties by being visually overbearing or resulting in a significant loss of light or privacy. Given that the proposal would not result in any changes to the existing site access or adjacent highway, it is not considered that the proposal would generate any highway or pedestrian safety concerns. Sufficient private amenity space and off-street parking provision would be provided for current and future occupiers of the site in line with the relevant policies. Given all of the above, the proposal complies with the National Planning Policy Framework (NPPF) (2021), Policies CS1, CS4, CS8, CS11, CS12 and CS29 of the Dacorum Borough Core Strategy (2013), Saved Appendices 3, 5 and 7 of the Local Plan (2004) and the Parking Standards Supplementary Planning Document (2020).

**3. SITE DESCRIPTION**

3.1 The application site comprises a two storey detached dwellinghouse, situated off Nettlecroft within a designated residential area of Hemel Hempstead. The dwelling is externally finished in dark brown facing brickwork, concrete interlocking roof tiles and comprises a single storey front projection and single storey attached garage to the side.

**4. PROPOSAL**

4.1 Planning permission is sought for the construction of a part single storey, part two storey side and rear extensions, demolition of the existing garage and associated works.

**5. PLANNING HISTORY**

No relevant planning history.

**6. CONSTRAINTS**

CIL Zone: CIL3

Parish: Hemel Hempstead Non-Parish

RAF Halton and Chenies Zone: Yellow (45.7m)

Residential Area (Town/Village): Residential Area in Town Village (Hemel Hempstead)

Residential Character Area: HCA10

Parking Standards: New Zone 3  
Town: Hemel Hempstead

## **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 situated within a designated residential area of Hemel Hempstead wherein Policies CS1 and CS4 are relevant. Policy CS1 of the Dacorum Borough Core Strategy (2013) guides new development to towns and large villages, encouraging the construction of new development and

housing in these areas. Furthermore, Policy CS4 of the Dacorum Borough Core Strategy (2013) states appropriate residential development is encouraged in residential areas.

9.3 In light of the above policies, the proposed development is acceptable in principle.

#### Quality of Design / Impact on Visual Amenity

9.4 The NPPF (2021) states that planning policies and decisions should ensure that new development should be sympathetic to local character and history, including the surrounding built environment and landscape setting. Furthermore, Policies CS11 and CS12 of the Dacorum Borough Core Strategy (2013) and Saved Appendix 7 of the Local Plan (2004) seek to ensure that new development respects adjoining properties in terms of layout, scale, height, bulk and materials.

9.5 The application proposes the demolition of the existing garage and the construction of part single storey, part two storey side and rear extensions and associated works.

9.6 The proposed side extensions would significantly alter the visual appearance of the existing dwelling, increasing its visual bulk, mass and prominence in the streetscene.

9.7 It is however considered that these additions have been sympathetically designed to appear subordinate to the main house, noting that the new single storey side extension would be positioned approximately 1.5m set back from the front elevation of the existing single storey front projection, and noting that the new two storey side extension would be positioned set down from the existing ridge.

9.8 Taking the above into account and noting that properties sited along Nettlecroft are typically large, visually bulky, detached structures; mixed in terms of their architectural style, design and roof form, it is considered that the resultant dwelling would sit comfortably alongside neighbouring properties in the streetscene, respecting the streetscape character.

9.9 Whilst not visible within the streetscene, the proposed rear extensions are also considered to be acceptable in design terms, noting that the new two storey rear addition would comprise a roof form in keeping with that of the main house.

9.10 With regards to materials, the application proposes that all new additions be constructed in materials to match the main house, including matching facing brickwork, concrete interlocking roof tiles and matching uPVC window finishes. These material finishes are considered to be acceptable, enabling the proposed additions to harmonise with the original design and character of the main house.

9.11 Given the above assessment, the proposed development is considered to be acceptable in design terms and in terms of its impact on visual amenity, respecting adjoining properties and integrating with the character and appearance of the streetscene. As such, the proposal accords with Policies CS11 and CS12 of the Core Strategy (2013), Saved Appendix 7 of the Local Plan (2004) and the NPPF (2021).

#### Impact on Residential Amenity

9.12 The NPPF (2021) outlines the importance of planning in securing good standards of amenity for existing and future occupiers. Furthermore, Saved Appendix 3 of the Local Plan (2004) and Policy CS12 of the Core Strategy (2013) seek to ensure that new development avoids visual intrusion, loss of sunlight and daylight, loss of privacy and disturbance to surrounding properties.

9.13 The application site shares side boundaries with neighbouring properties 1 and 3 Nettlecroft and rear boundaries with properties 48 and 50 Crouchfield.

9.14 Given the scale and positioning of the proposed extensions and noting the separation distances that would be retained between these additions and neighbouring properties 48 and 50 Crouchfield and 1 Nettlecroft, it is not considered that the proposal would have any adverse impacts on the residential amenity of these neighbouring properties.

9.15 Whilst positioned set away from the shared boundary with 3 Nettlecroft by over 1m, the proposed extensions would be positioned within close proximity of this neighbouring property. Given the orientation of 3 Nettlecroft in relation to the application dwelling, and noting that the new additions would be positioned set in from the rear elevation of this neighbouring property, it is not considered that the proposal would appear visually overbearing to this dwelling.

9.16 No new openings have been proposed at first floor level to the flank elevation of the new two storey side/rear extensions. Furthermore, whilst the application proposes the insertion of a new first floor balcony, this would be of Juliet style, (i.e. comprising no platform or external access), and therein could not be used to provide any additional views that could not already be experienced by way of a rear first floor window. Taking this into account, and noting the orientation of neighbouring property 3 Nettlecroft, it is not considered that the proposal would result in a significant loss of privacy to this neighbouring property.

9.17 The proposed development has been designed to avoid obstructing sunlight/daylight to the existing windows/rooms of neighbouring property 3 Nettlecroft, with the proposed side extension being positioned set down to single storey level to clear a 45 degree line taking from the nearest habitable first floor window of this neighbouring property. Given that drawing B73028-3101 A evidences that the proposal would accord with the '45 degree test', (as set out under the Building Research Establishment's - Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice - 2011), it is not considered that the proposal would have a significantly detrimental impact on lighting levels received by neighbouring property 3 Nettlecroft.

9.18 In light of the above assessment, the proposal is considered to be acceptable in terms of its impact on the residential amenity of neighbouring properties, noting that it would not appear visually overbearing or result in a significant loss of light or privacy to properties 1 and 3 Nettlecroft and 48 and 50 Crouchfield. As such, the proposal accords with Saved Appendix 3 of the Local Plan (2004), Policy CS12 of the Core Strategy (2013) and the NPPF (2021).

#### Impact on Highway Safety and Parking

9.19 The NPPF (2021), Policies CS8 and CS12 of the Dacorum Borough Core Strategy (2013) and Saved Policy 58 of the Local Plan (2004) all seek to ensure that new development provides safe and sufficient parking provision for current and future occupiers.

9.20 The proposed development would not involve any changes to the existing site access or adjacent highway, and as such, it is not considered that the proposal would generate any highway or pedestrian safety concerns.

9.21 The proposal would however alter the existing car parking arrangements, (i.e. through the proposed demolition of the existing garage), and would generate the requirement for additional off-street car parking provision to be provided, by way of altering the property from a three to four bed dwelling.

9.21 The Council's car parking standards, (as set out in the Parking Standards Supplementary Planning Document 2020), state that a four bed property in this area should provide three off-street car parking spaces.

9.22 Whilst the proposal would result in the demolition of the existing attached garage, (and therefore associated loss of an off-street car parking space), the dwelling comprises a large front

driveway, which could be used to facilitate off-street car parking for three cars (as evidenced on drawing reference B73028-3500 A). Taking this into account, it is considered that the site accommodates sufficient off-street car parking provision for current and future occupiers of the site, and as such, no concerns are raised in this regard.

### Other Material Planning Considerations

#### *Amenity Space*

9.23 Saved Appendix 3 of the Dacorum Borough Local Plan (2004) seeks to ensure that new development retains sufficient private amenity space for future occupiers, stating that private gardens should normally be positioned to the rear of the dwelling and have an average minimum depth of 11.5m.

9.24 Given that the existing dwelling would retain a garden measuring approximately 17m deep following the completion of the proposed works, it is considered that sufficient private amenity space would be retained for current and future occupiers of the site.

### Response to Neighbour Comments

9.25 An objection has been received from neighbouring property 3 Nettlecroft, with concerns being raised that the proposed first floor balcony could be used to facilitate harmful overlooking of this neighbouring property.

9.26 Given the nature of the proposed balcony, (i.e. noting that it would be of Juliet style, comprising no platform or external access), and taking into account the orientation of neighbouring property 3 Nettlecroft in relation to the application dwelling, it is not considered that this element of the scheme could be used to facilitate any harmful overlooking of this neighbouring property. As such, no concerns are raised in this regard.

### Community Infrastructure Levy (CIL)

9.27 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.

## **10. CONCLUSION**

10.1 The application is recommended for approval.

10.2 The proposed development is considered to be acceptable in principle, in accordance with Policies CS1 and CS4 of the Dacorum Borough Core Strategy (2013). Whilst altering the visual bulk and prominence of the existing dwelling, it is considered that the resultant dwelling would respect the streetscape character, integrating with the character and appearance of the streetscene and surrounding area. Furthermore, it is not considered that the proposal would adversely affect the residential amenity of neighbouring properties by being visually overbearing or resulting in a significant loss of light or privacy. Given that the proposal would not result in any changes to the existing site access or adjacent highway, it is not considered that the proposal would generate any highway or pedestrian safety concerns. Sufficient private amenity space and off-street parking provision would be provided for current and future occupiers of the site in line with the relevant policies. Given all of the above, the proposal complies with the National Planning Policy Framework (NPPF) (2021), Policies CS1, CS4, CS8, CS11, CS12 and CS29 of the Dacorum Borough Core

Strategy (2013), Saved Appendices 3, 5 and 7 of the Local Plan (2004) and the Parking Standards Supplementary Planning Document (2020).

**Condition(s) and Reason(s):**

- 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.

- 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).

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

**B73028-3500 A  
 B73028-3100 A  
 B73028-3101 A  
 B73028-3102 A  
 B73028-3200 A  
 B73028-3201 A  
 B73028-3300 A  
 TQRQM20359124130026**

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

**APPENDIX A: CONSULTEE RESPONSES**

Consultee	Comments

**APPENDIX B: NEIGHBOUR RESPONSES**

**Number of Neighbour Comments**

Neighbour Consultations	Contributors	Neutral	Objections	Support
6	1	1	0	0

**Neighbour Responses**

Address	Comments
3 Nettlecroft	We are concerned re a loss of privacy to our back garden from the new

<p>Hemel Hempstead Hertfordshire HP1 1PQ</p>	<p>(2nd floor) extension. Specifically, the planned master bedroom window / juliet balcony will allow a full view into our garden.</p> <p>We have spoken directly to the applicant who has acknowledged this concern. It is my understanding that the applicant will investigate options to preserve our privacy.</p>
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