

ITEM NUMBER: 5f

21/03330/FHA	Rear extension following demolition of existing garage lean-to (car port) and outbuilding.	
Site Address:	Flint House, Roe End Lane, Markyate, Hertfordshire, AL3 8AG	
Applicant/Agent:	Mr and Mrs Englander	Mr Muhtasim Mojnu
Case Officer:	Jane Miller	
Parish/Ward:	Flamstead Parish Council	Watling
Referral to Committee:	Objection received from Flamstead Parish Council	

1. RECOMMENDATION

That planning permission be granted.

2. SUMMARY

- 2.1 The principle of residential development in this rural location is acceptable. The proposed part single part two storey rear extension, and replacement windows will integrate with the existing dwelling and surrounding area by virtue of its sympathetic design and scale. Whilst visible from the surrounding area, the proposal will not detrimentally impact upon the living conditions of surrounding properties nor will it impact upon local parking provision.
- 2.2 The proposal is therefore in accordance with Policies CS7, CS11, CS12 and CS24 of the Core Strategy (2013) and the NPPF (2021)

3. SITE DESCRIPTION

- 3.1 The application site is located on the south side of Roe End Land at the junction with Pickford Road on the outskirts of Markyate. The site comprises a circa 19c L shaped detached flint two storey dwelling under a tiled roof with half hipped roof feature and first floor windows set high partly above the eaves under a dual pitched dormer type roof . The site lies within the Rural Area and Chilterns Area of Outstanding Natural Beauty.
- 3.2 This area is characterised by large detached dwellings, within good sized plots. Many of the properties in the area would have formed part of the original Beechwood Estate.

4. PROPOSAL

- 4.1 This application seeks permission for a rear extension following demolition of existing garage lean-to (car port) and outbuilding.

5. PLANNING HISTORY

Planning Applications:

4/00208/94/RES - Sub. details of external materials pursuant p/p 4/1561/93 (replacement garage)
GRA - 2nd March 1994

4/01561/93/FHA - Erection of replacement garage
GRA - 11th January 1994

Appeals : None

6. CONSTRAINTS

Area of Outstanding Natural Beauty: CAONB outside Dacorum
CIL Zone: CIL2
Parish: Flamstead CP
RAF Halton and Chenies Zone: Red (10.7m)
Rural Area: Policy: CS7
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 (July 2021)
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
CS1 - Distribution of Development
CS4 - The Towns and Large Villages
CS7 – Rural Area
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS24 – The Chilterns Area of Outstanding Natural Beauty
CS29 - Sustainable Design and Construction

Dacorum Local Plan

Appendix 3 – Layout and Design of Residential Areas
Appendix 7 – Small-scale House Extensions

Supplementary Planning Guidance/Documents:

Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice (2011)
Parking SPD (November 2020)

9. CONSIDERATIONS

Main Issues

9.1 The main issues to consider are:

The policy and principle justification for the proposal;
The impact on the Rural Area
The impact on the Chilterns Area of Outstanding Natural Beauty
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 application site is located within the Rural Area, wherein in accordance with Policy CS7 of the Core Strategy (2013), small scale development will be permitted including for limited extensions to existing buildings provided it has no significant impact on the character and appearance of the countryside, subject to compliance with the relevant national and local policies. The main issues of consideration relate to the impact of the proposal on the character and appearance of the Rural Area, Chilterns Area of Outstanding Natural Beauty, existing dwelling house, immediate street scene and residential amenity of neighbouring properties.

Impact on Rural Area

9.3 The proposed two storey rear extension will result in approximately a 50% increase in floor area from the existing dwelling, which is considered small-scale (and is in line with DBLP Policy 22, which whilst not saved is a good starting point for assessment). The proposal is compact and well sited in relation to the existing dwelling such that it is considered limited and complies with Policy CS7. The key consideration is also whether or not the proposal would have a significant impact on the character and appearance of the countryside in accordance with Core Strategy (2013) Policy CS7.

9.4 This area is characterised by relatively large detached dwellings within generous plots including Feveralls Lodge, Amberley and Black Slough Cottage to the west on Roe End Lane

9.5 In design terms this infill extension relates well to the existing dwelling and surrounding rural area in terms of materials, scale and form. It is considered that the proposal is small scale and would not have an unacceptable impact on the character and appearance of the countryside and thus is in accordance with Core Strategy (2013) Policy CS7.

Impact on Chilterns Area of Outstanding Natural Beauty

9.6 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.

- 9.7 There is no increase in ridge height, and the proposal would be viewed against the backdrop of the existing and surrounding properties such that there would be adverse effect on skyline views or the wider landscape. The use of sympathetic materials is considered acceptable on this rural site.
- 9.8 The development is therefore in accordance with saved Policy 97 of the Dacorum Local Plan and Policy CS24 of the Dacorum Core Strategy.

Effect on Appearance of Building and Street Scene

- 9.9 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; integrate 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 134 states that development which is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design taking into account any local design guidance and supplementary planning documents.
- 9.10 Flint Cottage is an L shaped two storey detached property and is currently only one room deep. The Conservation Officer believes that this may have once been two separate workers cottages.
- 9.11 The proposal would result in the demolition of the carport and outbuilding and the construction of a part single, part two storey contemporary rear infill extension. The existing first floor rear flat roofed extension would be incorporated into the design. Replacement windows to the existing dwelling are also proposed.
- 9.12 Flamstead Parish Council have objected to this application for the reason that they consider that the size and mass of the proposed property would represent overdevelopment in the Rural Area.
- 9.13 The existing floor area of Flint Cottage (ground and first floor) is approximately 283 sq m. The proposed rear extension (ground and first floor elements) will increase the floor of Flint Cottage by approximately 141 square metres, totalling approximately 424 square metres which is an increase in floor space of approximately 50%. The size and scale of the extensions is considered acceptable, they are compact and well related to the parent property such that they do not appear dominant or out of scale. Additionally, the total elements to be demolished, whilst not attached to the main dwelling will reduce the overall floor area of existing structures within the site by approximately 42.4 square metres (22.5 square metres for the carport and 19.9 square metres for the outbuilding (kennel) as shown on drawings 2077 002.
- 9.14 The proposed part single part two storey rear infill extension is contemporary in design, flat roofed, and is heavily glazed at ground floor level, with grey aluminium roof edge and window frames at first floor and external flint wall feature. This modern extension is designed to sit within and contrast with the L shaped older style existing dwelling. A roof terrace is proposed above the single storey element with access from the main bedroom with balustrade surround as shown on drawings 2077 301 and 400.

- 9.15 Design advice was sought from The Council's Conservation Officer who has no objection to the proposals. , Additional information in relation to the windows has been received and are considered acceptable. The rear extension is considered to be a high quality contemporary design which would sit comfortably with the existing dwelling. No harm would be caused to the surrounding properties some of which are listed.
- 9.16 This area is characterised by large detached dwellings, within good sized plots set back from the highway many beyond the green for example Cheverells and Adam Cottage.
- 9.17 Flint Cottage is set back from both Roe End Lane and Pickford Road. There are wide verges adjacent to the highways and mature hedging/trees to the boundaries. Other than the partial view of Flint Cottage when approaching from the north east along Pickford Road, there are only glimpses of the main dwelling house from the highway, and even less for the proposed extension set to the rear. It is also noted that there is a right of way running south west from Roe End Lane, adjacent to Holly Bush Lodge approximately 900 metres to the west of Flint Cottage.
- 9.18 Looking at the wider context, there are several notable listed buildings in the area including Beechwood Park School which lies approximately 1.2km to the south west across open fields from Flint Cottage. However, the original design view for Beechwood Park which would have included Cheverells and Hill Farm for instance and has long been eroded over the years, as a consequence the proposal is not considered to have a detrimental impact the existing vista.
- 9.19 The proposed materials will use flint stone to match the existing and aluminium framed windows to the proposed extension. It is also proposed to replace the windows to the existing dwelling with more sustainable glazing units throughout. Timberlook – Flush Casement Windows will be used and are considered acceptable. A condition will be added to the decision notice in this regard.
- 9.20 Overall, 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 acceptable materials.
- 9.21 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

- 9.22 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.
- 9.23 Flint Cottage sits on a generous site at the corner of Roe End Lane and Pickford with access from Roe End Lane, with the L Shape reflecting the corner of the highway. The closest property/building is part of Cheverells House which is grade II* listed which lies to the east of and set back from Pickford Road, behind mature trees and hedging approximately 81 metres

away from Flint Cottage. Moreover, the proposed rear extension, sits below the existing ridge line would not be visible from Cheverells.

- 9.24 There are a number of scattered properties to the west along Roe End Lane, the closest is Feveralls Lodge approximately 200m away from Flint Cottage. Those properties sitting on the south side of Roe End Lane, due to land levels, may get very distant views of the proposed rear extension and as mentioned above, there are distant properties to the south, most notable Beechwood Park School, 1.2 km to the south west across open fields
- 9.25 Overall, due to the height, positioning and separation distance between the two storey extension and surrounding dwellings houses / buildings 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 and would avoid visual intrusion. It is therefore considered that the proposal accords with Policy CS12.

Other Considerations

Parking and access

- 9.26 The NPPF (2021), Policies CS8 and CS12 of the Dacorum Borough Core Strategy (2013), 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.
- 9.27 There are no changes to the number of bedrooms as a result of the proposal so no additional parking is required, and further no changes have been proposed to the existing site access.
- 9.28 It is acknowledged that the proposal includes the demolition of an existing car port, however there is an existing double garage and hardstanding on site and the property retains adequate off street parking provision.
- 9.29 Overall it is considered that the proposal would not result in an unacceptable impact on highway safety.

Tree and Hedges

- 9.30 Section 6 of the application form states that no trees or hedges are within falling distance of the proposed development and that no tree or hedges need to be removed or pruned in order to carry out the proposal. The proposal would not affect any significant trees/landscaping.

Response to Neighbour Comments

- 9.31 No neighbour comments have been received.

Response to Flamstead Parish Council

- 9.32 Objection due to overdevelopment of site. The size and scale of the extensions are considered acceptable and would not harm the parent property as set out in the report. In addition 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*'. This application relates to the extension of the existing dwelling only. The footprint of the building would be extended but not excessively and the property is situated on a generous plot 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 additional bedrooms but the site is 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. The development does not constitute overdevelopment.

CIL Liable

- 9.33 Policy CS35 of the Core Strategy 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 was adopted in February 2015 and came into force on 1 July 2015. CIL relief is available for affordable housing, charities and Self Builders and may be claimed using the appropriate forms.

No (below 100sqm)

10. CONCLUSION

- 10.1 The principle of residential development in this rural location is acceptable. The proposed part single part two storey rear extension, and replacement windows will integrate with the existing dwelling and surrounding area by virtue of its sympathetic design and scale. Whilst visible from the surrounding area, the proposal will not detrimentally impact upon the living conditions of surrounding properties nor will it impact upon local parking provision.

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 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 replacement windows hereby approved shall be implemented fully in accordance with the submitted details; Timberlook Flush Casement Windows and thereafter maintained as such.**

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

- 2077 000 site location plan**
- 2077 200 proposed site plan**
- 2077 300 proposed ground floor plan**
- 2077 301 proposed first floor plan**
- 2077 400 proposed elevations**

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
Flamstead Parish Council	<p>The Parish Council objects to this application due to the size and mass of the proposed property which represents overdevelopment in the green belt.</p> <p>Officer note - site is not within the Green Belt.</p> <p>The planning officer contacted the Parish Council as the site is outside of the Green Belt and received an updated response on 17.09.21</p> <p>The main issue was with the enormous increase in the size/mass of the property and as such it's considered by the parish council as over development in a rural area. So the objection will still stand.</p>
Conservation & Design (DBC)	<p>To confirm the proposed site would appear to have been possibly 2 workers cottages which probably formed part of the beechwood estate and probably date from the 19th century if not earlier. The building is two storeys in flint with hipped tiled roofs. It makes a positive contribution to the character of the area. The proposals would result in the change to the appearance of the building. Provided that the design and detail of the new windows reflected the historic interest of the property we would not object. We would not object to the rear extension as it appears to be a high quality contemporary design which would sit</p>

	comfortably with the existing dwelling.
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APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
0	1	1	0	0

Neighbour Responses

Address	Comments
Markyate Village Hall Cavendish Road Markyate St Albans Hertfordshire AL3 8PS	No objections.