

ITEM NUMBER: 5d

22/00910/FHA	Two storey side and rear extension	
Site Address:	326 Northridge Way, Hemel Hempstead, Hertfordshire, HP1 2AB	
Applicant/Agent:	Mr & Mrs Curtain	
Case Officer:	Patrick Doyle	
Parish/Ward:		Boxmoor
Referral to Committee:	Applicant is council employee	

1. RECOMMENDATION

That planning permission be **Granted**

2. SUMMARY

2.1 The application is for a household extension in a residential area of Hemel Hempstead. The additions to the property are in keeping with the character and appearance of the building and locality and no significant harm is considered to arise to residential amenity, highway or environmental considerations, consistent with the objectives of the development plan and NPPF.

3. SITE DESCRIPTION

3.1 The application site is located on the eastern side of Northridge Way, Hemel Hempstead. The site comprises of a two storey semi-detached dwelling house which falls within the Warners End Character Appraisal Area (HCA3). The dwelling house is externally finished in light brown brickwork and a plain tiled roof. To the south of the dwelling is a detached single garage with hardstanding parking provision in front; parking provision would sufficiently accommodate three domestic cars.

3.2 Northridge Way is characterised by similarly designed semi-detached dwelling houses. The area has a verdant aspect emphasised by the planned communal green and generous rectangular garden plots serving the properties. Several properties have been extended, with both side and rear extensions evident within the street scene.

4. PROPOSAL

4.1 The proposed development seeks to demolish the existing detached garage and construct a two-story side and rear extension to the house to increase living accommodation to 4 bed bedrooms plus integrated garage. Space for parking two cars is to be retained on the existing driveway.

5. PLANNING HISTORY

Planning Applications (If Any): None relevant

6. CONSTRAINTS

CIL Zone: CIL3

Parish: Hemel Hempstead Non-Parish

RAF Halton and Chenies Zone: Green (15.2m)

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

Residential Character Area: HCA3
Smoke Control Order
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 application site is located within a residential area of Hemel Hempstead, wherein the principle of a residential extension is acceptable subject to compliance with the relevant national

and local policies outlined below. The main issues to the consideration of this application relate to the impact of the proposed extension's character and appearance on the existing dwelling house, immediate street scene and residential amenity of neighbouring properties.

Quality of Design / Impact on Visual Amenity

9.3 Saved appendix 7 of the Dacorum Local Plan (1991), policies CS11, CS12 of the Core Strategy (2013) and the NPPF (2021) all seek to ensure that any new development/alteration respects or improves the character of the surrounding area and adjacent properties in terms of scale, massing, materials, layout, bulk and height.

9.4 Furthermore, appendix 7 of the Local Plan (Small Scale House Extensions) outlines the importance of side extensions in reflecting the design of the main house, while remaining secondary in appearance.

9.5 The proposals are considered domestic in scale and character, proportionate addition to the size of the original building. The scale of the addition overall brings balance to the pair of semi-detached dwellings, as no.328 Northridge Way has been extended similarly in the past with a two-storey side extension with matching eaves and ridge height to the original dwelling, as is proposed here. The bay roof feature across the house between ground and first floor level adds some visual interest and reduces the perception of bulk or mass.

9.6 The proposed side extension would not create a terraced effect and maintain the open, suburban visual aspect of the street scene, give the staggered nature of the build line and generous setback from the road as well as maintaining a 0.7m gap to the side boundary.

9.7 The proposed materials are to match the existing building, which is in keeping with the character of the area. Furthermore, Northridge Way consists of multiple houses featuring two storey side extensions and thus the proposed would appear in keeping with local character.

9.7 Accordingly the proposals are consistent with aims of the NPPF (2021), appendix 7 of the Dacorum Local Plan (1991) and policies CS11 and CS12 of the Core Strategy (2013).

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. Appendix 3 and 7 of the Local Plan (1991), policy CS12 of the Core Strategy (2013) and paragraph 130 of the NPPF seek to ensure that new development does not result in detrimental impact on the neighbouring properties and their amenity space.

9.9 Appendix 7 of the Local Plan advises that alterations should be set within a line drawn at 45 degrees from the nearest neighbouring habitable window. The proposed extension would not breach the 45 degree line as drawn from the rear habitable windows of neighbouring properties, 328 and 324 Northridge Way. Nor does the development breach guidance offered by Building Research Establishment "Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice (2011)." with respect to impacts on neighbouring sunlight or daylight.

9.10 Given the scale and siting of the proposals they are not considered to cause any a significant loss of daylight/sunlight with adequate spacing to avoid visual intrusion or loss of outlook.

9.11 The proposed windows, to the rear and front elevation, are appropriate in size, position and height; in-keeping with the existing fenestrations of the dwelling house and would not afford additional views deemed harmful in the suburban context.

9.12 The proposed development would not harm the residential amenity and privacy of neighbouring residents and is acceptable in terms of the NPPF (2021), appendix 3 of the Local Plan (1991) and policy CS12 of the Core Strategy (2013).

Impact on Highway Safety and Parking

9.13 NPPF paragraph 111 states “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

9.14 The site is located within parking zone 3 as defined by the Parking Standards SPD (2020). The proposals would enlarge the dwelling to a 4 bed dwelling, which requires 3 parking spaces. There is provision for at least 2 off street parking spaces plus a garage space is re-provided, however is not wide enough to meet modern standards for parking in garages as outlined in paragraph 8.4 of the parking SPD. At 2.4m wide the proposed garage is still capable of accommodating a smaller car or motorbike. Whilst there is only two formal parking spaces of standard required by the SPD, it is noted the site is in a sustainable location close to transport facilities and amenities, which would reduce daily dependency on the car. In addition there is scope for another parking space on the large front garden, however on balance it is considered to the benefits of the landscaped front garden contribution to the character and appearance of the property and locality outweighs the benefits of an additional car parking space, given the very limited shortfall in parking provision which is unlikely to harm the safe and efficient flow of the highway.

9.15 The tandem parking arrangement is pre-existing and is considered acceptable in line guidance (para 8.5, pg.26 of the Parking SPD).

9.16 The proposals overall are unlikely to give rise to unacceptable or severe impacts to the highway and are therefore considered complicit with the aims of Core Strategy policy CS8 and CS12 and NPPF paragraph 111.

Other Material Planning Considerations

9.17 The proposals are unlikely to have any significant implications for trees and landscaping and will be built in accordance with modern building regulations, outside of the planning process.

Chiltern Beechwood Special Area of Conservation (SAC)

9.18 The planning application is within Zone of Influence of the Chilterns Beechwoods Special Area of Conservation (CB SAC). The Council has a duty under Conservation of Habitats and Species Regulations 2017 (Reg 63) and Conservation of Habitats and Species (EU exit amendment) Regulations 2019 to protect the CB SAC from harm, including increased recreational pressures.

9.19 A screening assessment has been undertaken and no likely significant effect is considered to occur to the CB SAC therefore an appropriate assessment is not required in this case.

Response to Neighbour Comments

9.20 There has been no public comment on the application

Community Infrastructure Levy (CIL)

9.21 The development is not CIL liable.

10. CONCLUSION

10.1 To conclude the proposals have an acceptable impact upon the character and appearance of the building and locality, without any significant harm arising to neighbouring amenity, highway or environmental considerations.

11. RECOMMENDATION

11.1 That planning permission/listed building consent 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:**

CM-02-03-2022-1- Site Plan
CM-02-03-2022-1- Location Plan
CM-02-03-2022-2
CM-02-03-2022-3 A
CM-02-03-2022-4 A

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

3. **The materials to be used in the construction of the external surfaces of the development hereby permitted shall match the existing building in terms of size, colour and texture.**

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).

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.

2. In accordance with the Councils adopted criteria, all noisy works associated with site demolition, site preparation and construction works shall be limited to the following hours - 07:30 to 17:30 on Monday to Friday, 08:00 to 13:00 on Saturday and no works are permitted at any time on Sundays or bank holidays.
3. The attention of the Applicant is drawn to the Control of Pollution Act 1974 relating to the control of noise on construction and demolition sites.
4. The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence.

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
None	

APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
4	0	0	0	0

Neighbour Responses

Address	Comments