

ITEM NUMBER: 5g

22/00991/FHA	Two storey side/rear extension and single storey rear extension (amended scheme)	
Site Address:	24 Finch Road, Berkhamsted, Hertfordshire, HP4 3LH	
Applicant/Agent:	Anneke Laux	Chris Hlaing
Case Officer:	Briony Curtain	
Parish/Ward:	Berkhamsted Town Council	Berkhamsted West
Referral to Committee:	Contrary views of Town Council	

1. RECOMMENDATION

1.1 That planning permission be granted with conditions.

2. SUMMARY

2.1 The principle of residential development in this location is acceptable. The proposed two storey side/rear extension with a single storey rear extension and a single storey front extension will integrate with the existing dwelling and surrounding area by virtue of its sympathetic design and scale. The side element would be visible from the surrounding area, but is set back and set down to appear subservient and not thus result in visual harm. Moreover this element of the proposal has already been granted permission. Whilst large, the full-width rear extension and the contemporary dormer would not be visible from public vantage points and as such there would be no harm to the street scene. 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 Saved Appendices 3 and 5 of the Dacorum Local Plan (2004), Policies CS4, CS10, CS11 and CS12 of the Core Strategy (2013), the NPPF (2019) and the Durrants (BCA16) Residential Character Appraisal Supplementary Planning Guidance (2004).

3. SITE DESCRIPTION

3.1 The site is occupied by a two storey detached dwelling located on the south side of Finch Road in Berkhamsted. The site is predominately residential in character. Finch Road is characterised by detached dwellings but hosts a variety of styles, designs and finishes such that there are no common design features or uniformity to the street scene.

4. PROPOSAL

4.1 This application seeks full planning permission for a two storey side/rear extension and single storey rear extension (amended scheme).

4.2 It should be noted that this application is an amended scheme following two previous approved schemes; 20/00758/FHA for two storey side and single storey rear extensions was allowed at appeal (ref APP/A1910/D/20/3258261) and application 20/02549/FHA for a slightly revised scheme was granted by members in September 2020. The two storey side element now proposed remains the same as that which already been granted permission. It is now proposed to construct a full width two storey rear extension (the previous decisions granted a two storey rear part way across the parent property) a rear dormer and the insertion of a Juliette balcony.

5. PLANNING HISTORY

Planning Applications:

20/00758/FHA - Two storey side and single storey rear extensions
REF - 17th July 2020

20/02549/FHA - Two storey side/rear extension with a single storey rear extension and front porch
(amended scheme)
GRA - 20th October 2020

21/01480/NMA - Non material amendment to planning permission 20/02549/FHA (Two storey
side/rear extension with a single storey rear extension and front porch (amended scheme))

GRA - 27th April 2021

21/01615/NMA - Non material amendment to planning permission 20/00758/FHA (Two storey side
and single storey rear extensions)
GRA - 28th April 2021

21/02786/DRC - Details as required by condition 4 (hard surfaces and means of enclosure) attached
to planning permission 20/00758/FHA (Two storey side and single storey rear extensions).
GRA - 27th July 2021

Appeals :

20/00047/REFU - Two storey side and single storey rear extensions
ALW - 12th April 2021

6. CONSTRAINTS

BCA Townscape Group
CIL Zone: CIL1
Parish: Berkhamsted CP
RAF Halton and Chenies Zone: Green (15.2m)
RAF Halton and Chenies Zone: RAF HALTON: DOTTED BLACK ZONE
RAF Halton and Chenies Zone: Red (10.7m)
Residential Area (Town/Village): Residential Area in Town Village (Berkhamsted)
Residential Character Area: BCA16
Parking Standards: New Zone 3
EA Source Protection Zone: 2
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 (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 in a residential area of Berkhamsted. Core Strategy (2013) Policy CS4 states that appropriate residential development is encouraged in the towns and large villages.

Quality of Design / Impact on Visual Amenity

9.3 Core Strategy (2013) Policies CS10, CS11 and CS12 highlight the importance of high quality sustainable design in improving the character and quality of an area, seeking to ensure that developments are in keeping with the surrounding area in terms of scale, mass, height and appearance. This guidance is supported by Saved Appendices 3 and 7 of the Local Plan (2004). In addition, the Durrants (BCA16) Residential Character Appraisal (2004) states that extensions should normally be subordinate in terms of scale and height to the parent building and the use of architectural features be simple, with a general lack of detailing on buildings to provide a strong design pattern characterised by red brickwork and hipped roofs.

9.4 Planning permission has previously been granted for the two storey side extension following an allowed appeal (ref 20/00758/FHA & 20/02549/FHA). The current proposal now seeks to construct a full width two storey rear extension and dormer in addition to the previous permitted extensions.

9.5 The surrounding area is characterised by detached dwellings but hosts a variety of styles and designs, many of which show evidence of extension / alteration.

9.6 The Durrants (BCA16) Residential Character Appraisal states that spacing within the medium range (2 m to 5 m) should be maintained. The proposed two storey side extension would be subservient in its design and sited an adequate separation distance away from the neighbouring property at No.22 to avoid a terraced effect in the street scene. There is also adequate space on the eastern side of the existing dwelling and the neighbouring property at No.26 to avoid it appearing cramped within the street scene. In addition the side element comprises a lowered pitched roof to appear subservient and it should be noted that properties within the street scene such as Nos. 17, 19, 21, 26 and 35 already benefit from similar two storey side extensions. Furthermore as set out this part of the proposal has already been granted planning permission. The proposal would be constructed in materials i.e. brickwork, render and hung tiles to be in keeping with the existing dwelling and the surrounding area to harmonise well.

9.7 The proposal also seeks to construct a rear dormer window to facilitate a study/office room in the roof. Given the size of the room created it could be used as a bedroom so has been assessed on this basis. Although the dormer is large, not set in from the flank elevation, appears somewhat awkward in its relationship with the gable roof of the rear extension, introduces contemporary materials and is of a modern design, this element would not be visible from the public realm and therefore it is not considered to have a detrimental impact on the overall character and appearance of the existing dwelling or the surrounding area. The design and scale of the dormer could be improved significantly but given the limited visibility and the fact a similar dormer could be introduced within the original roof without the need for planning permission it is concluded that a refusal on this element alone could not be sustained.

9.8 The two storey rear extensions are large and now extend the entire width of the enlarged dwelling (across the original building and the two storey side extension) however this element is also not visible from public vantage points such that there would be no change to the character or appearance of the area. The design comprises double gables which replicate the parent property albeit at right angles and both are set down from the ridge of the parent property to appear subservient. The modern materials and detailing are considered acceptable given the limited visibility. The building is set away from both common boundaries and retains sufficient space in and around it to ensure the plot does not appear cramped or overdeveloped.

9.9 Overall it is considered that the design and layout of the proposed development respects that of the existing and surrounding dwellings and whilst large the two storey rear extension would not be visible and as such would not result in a cramped or overdeveloped appearance. The architectural style is sympathetic to the surrounding area and the proposal will not have a detrimental impact upon the character and appearance of the area. The proposal therefore complies with Saved Appendices 3 and 7 of the Dacorum Local Plan (2004), Policies CS10, CS11 and CS12 of the Core Strategy (2013) and the NPPF (2019).

Impact on Residential Amenity

9.10 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.

9.11 The neighbouring property at No.26 benefit from a two storey side and single storey front extension and pitched roof over existing rear extension granted under LPA ref. 4/00331/11/FHA.

9.12 The proposed two storey side/rear extension would be set in from the side boundary with No. 22 by approximately 1.2 metres and the plans indicate that the proposed extension would comply with the 45 degree rule, reducing harm to light levels and overshadowing. In addition no fenestration is proposed to face towards No.22. Therefore, it is not considered that the proposed development would have a detrimental impact on loss of sunlight / daylight, overshadowing or appear visually

intrusive or overbearing. Moreover this element of the proposal as set out already benefits from planning permission.

9.13 The application site is set back from the neighbouring property at No.26. The full width rear extension now proposed is large and would extend beyond No.26's rear elevation however, the plans indicate that the proposal would comply with the 45 degree rule such that it would not significantly affect light levels or appear unduly overbearing or visually intrusive to the detriment of residential amenity. Again no fenestration is proposed to face towards No.26 such that there would be no privacy or overlooking concerns.

9.14 Whilst the proposed front facing windows would allow views of the properties opposite in Whitewood Road, these are over 40m away and moreover these views would be similar to the existing windows at first floor. The rear facing windows would also permit views over the rear facing gardens of adjacent and surrounding properties of Orchard Avenue but again these views would be similar to those of the existing first floor windows and the properties are over 40m away such that no significant harm would be caused. There would be no detrimental impact or intensification of overlooking. It is proposed to introduce a Juliette balcony at first floor level but this would permit similar views to the existing first floor rear facing windows. It would not be possible to step out onto a balcony and as such there would be no significant overlooking or adverse impact on privacy.

9.15 Taking the above into account, it is considered that the proposal will be acceptable with respect to the impact on the residential amenity of neighbouring properties in accordance with Policy CS12 of the Core Strategy (2013), Saved Appendix 3 of the Local Plan (2004) and the NPPF (2021).

Impact on Highway Safety and Parking

9.16 Policy CS12 of the Core Strategy (2013) seeks to ensure developments have sufficient parking provision. Paragraph 105 of the NPPF (2019) states that when setting local parking standards authorities should take into account the accessibility of the development, the type, mix and use of the development, availability of public transport; local car ownership levels and the overall need to reduce the use of high emission vehicles. Policy CS8 of the Core Strategy (2013) and Saved Policies 57, 58 and Appendix 5 of the Local Plan (2004) promote an assessment based upon maximum parking standards.

9.17 In terms of parking, the parking standards are comprised within Appendix A of the Parking Standards SPD (2020). The site resides within Accessibility Zone 3, wherein the parking requirement for a 3-bedroom dwelling is 2.25 spaces and a five bedroomed property must be assessed on an individual basis.

9.18 The existing dwelling comprises three bedrooms. As a result of the proposed development there would be five bedrooms (room created in loft is deemed as a bedroom) wherein the parking requirement would be for at least three vehicles on the basis that a four bedroom property would require three. Whilst it is noted that there would be a loss of one off-street parking space from the demolition of a garage, the proposed scheme introduces an extended driveway/area of hard standing to accommodate at least three vehicles. The provision of three spaces is considered sufficient to serve the enlarged dwelling and furthermore, there is addition front garden that could be converted to parking is required by the applicants. In addition there are local public transport routes situated in close proximity to the application site.

9.19 It is considered that the proposed development will not have a detrimental impact on local parking provision, nor will it have a severe impact to the safety and operation of the adjacent highway. Thus, the proposal meets the requirements of Appendix A of the Parking Standards SPD (2020).

Berkhamsted Town Council Objection

9.20 Berkhamsted Town Council has objected on the grounds of scale, mass and bulk and the loss of amenity to the neighbouring property. However, the matters raised have been addressed in the visual impact and neighbour amenity assessment.

9.21 The proposed first floor rear extension is large in scale. However sufficient space is retained in and around the building to avoid a cramped feel. In addition the rear element is not visible such that it is not considered to result in a massing that would be unduly prominent or out of keeping within the character and appearance of the existing dwelling or the surrounding area. In regards to impacts on neighbour amenity, the first floor rear extension demonstrates subservience and would not breach the 45 degree lines from neighbouring properties such that it would not significantly reduce light levels or appear visually intrusive or overbearing to the detriment of residential amenity.

Response to Neighbour Comments

9.22 No comments have been received.

Community Infrastructure Levy (CIL)

9.23 Policy CS35 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 the 1st July 2015. The application is not CIL liable as it would result in less than 100 square metres of additional residential floor space.

Chiltern Beechwood Special Area of Conservation (SAC)

9.24 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.

9.25 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.

10. CONCLUSION

10.1 The proposed development through its design, scale and finish will not adversely impact upon the visual amenity of the immediate street scene or the residential amenity of neighbouring occupants. The proposal is therefore in accordance with Saved Appendices 3 and 5 of the Dacorum Local Plan (2004), Policies CS4, CS10, CS11 and CS12 of the Core Strategy (2013) and the NPPF (2019).

11. RECOMMENDATION

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

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:**

3068.02.11
3068.05.06
3068.04.12
Design and Access Statement

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).

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
Berkhamsted Town Council	Objection The Committee objected to this development on the grounds of scale, mass and bulk and the loss of amenity to the neighbouring property. CS12

APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
8	0	0	0	0

Neighbour Responses

Address	Comments