

Item: 5h

22/01353/FHA	Single Storey Side and Rear Extensions, Hip to Gable Roof Extension and Associated Works	
Site Address:	9 Parkfield, Markyate	
Applicant/Agent	Mr Sunderland/ Mr Coates	
Case Officer:	Robert Freeman	
Parish/Ward:	Markyate	Watling
Referral to Committee:	The application is referred to the Development Management Committee due to the contrary recommendation of the Parish Council.	

1. **RECOMMENDATION** – That planning permission is **GRANTED**

2. **SUMMARY**

- 2.1 The extension of existing properties within the village of Markyate is acceptable in accordance with Policies CS1 and CS4 of the Core Strategy
- 2.2 The building constructed is considered to be appropriate in terms of its design and siting and would not detract from the overall character and appearance of the site and its surroundings in accordance with Policies CS11 and CS12 of the Core Strategy.
- 2.3 The building has no significant impact upon the residential amenities of neighbouring properties and is acceptable in accordance with Policy CS12 of the Core Strategy.

3. **SITE DESCRIPTION**

- 3.1 The application site is located at the eastern end of Parkfield and to the north of properties at The Dell, Pickford Road, Markyate. Parkfield mainly comprises a mix of semi-detached properties and smaller terraces with gable roof forms. The application site and its immediate neighbour (7A) deviate from the consistency in design and urban grain.
- 3.2 9 Parkfield Road is a four bed bungalow constructed from brick and with a hipped roof form. This has been extended through the construction of a large flat roofed rear dormer featuring tile hanging. A single storey garage has been attached to the northern flank wall. A public footpath is located to the front of the property linking Parkfield with The Coppins/Pickford Road. There are substantial hedges along the southern and western boundaries of the site.

4. **PROPOSALS**

- 4.1 The proposals seek to demolish the existing garage and construct a side and rear extension to the property.
- 4.2 The proposals also seek to extend the hipped roof to form a gable roof with an associated increase in the size of the rear dormer. Two dormer windows would also be added to the front elevation of the property above the existing bay windows.

5. **REPRESENTATIONS**

Consultation responses

- 5.1 These are reproduced in full at Appendix A.

### Neighbour notification/site notice responses

5.2 No comments have been received from neighbouring parties.

## **6. 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:

### Core Strategy:

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:

Car Parking Standards (November 2020)  
Roads in Hertfordshire, Highway Design Guide 3rd Edition (2011)  
Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice (2011)

## **7. CONSIDERATIONS**

### Policy and Principle

7.1 The application site is located within a residential area of the large village of Markyate wherein appropriate development is encouraged in accordance with Policies CS1 and CS4 of the Core Strategy. The proposal is thus acceptable in principle subject to a detailed assessment of its impact and compliance with all other relevant planning policies within the development plan.

### Layout and Design

7.2 The proposed extensions are considered to be acceptable in terms of their layout, site coverage, design, bulk, scale, height and use of materials. The gabled roof form to the main dwelling and a proposed side extension is sympathetic to the character and appearance of neighbouring units whilst the dormer additions to the front of the property would be proportionate in size and appearance to the existing front dormer window and bay window projections. This would not detract from the overall character and appearance of the property in accordance with Policies CS11 and CS12 of the Core Strategy. Although the rear dormer is excessive in scale and would not be set in from the margins of the extended roof as suggested in Saved Appendix 7 of the Local Plan 1991-2011. The existing dormer roof addition already dominates the rear roof slope to the property and extends to the edges of the roof space. Its increase in size is relatively minor and would not be unduly harm the appearance of the property given its location at the rear of the property and the views thereto.

### Impact on Neighbouring Properties

- 7.3 The proposed extensions will not result in any harm to the amenities of neighbouring properties given the siting and juxtaposition of dwellings in the locality. The proposed works whilst extending the main roof of the property would not result in any significant impact on daylight or sunlight to the neighbours with the extensions set off the common boundary with 7A and a high hedge to properties at The Dell, Pickford Road. The Dell is located on rising ground above the application site and although there is a flank window to the nearest dwelling within this complex, this would be unaffected by the increased height of the application property. The proposals are therefore considered to be acceptable in accordance with Policies CS11 and CS12 of the Core Strategy and Saved Appendix 7 of the Local Plan.

### Access and Parking

- 7.4 The proposed works would result in the demolition of the existing garage to the property. This would not be replaced as a result of this development. The loss of the garage is not considered to result in any harm to highways safety in accordance with Policies CS8 and CS12 of the Core Strategy. A property of this size in this location would be expected to provide 3 parking spaces in accordance with the Car Parking Standards SPD 2020. There is adequate off-street parking space within the curtilage of the property for a four bedroom property and adequate space to manoeuvre in accordance with Policies CS8 and CS12 of the Core Strategy and the Car Parking Standards SPD (2020)

### Representations

- 7.5 There have been no objections to the proposals from neighbouring properties to the site, with the only objections being raised by the Parish Council. The Parish Council consider the proposals to be over development of the site.
- 7.6 The above considerations set out how the proposals are acceptable in terms of their site coverage and design. The proposals do not result in any material increase in the size of the dwelling nor do they result in any deficiencies in off-street parking or external amenity space for the occupants of the dwelling. For these reasons, the extension of this property cannot be considered to be an over development of the site.

### Chiltern Beechwood Special Area of Conservation (SAC)

- 7.7 The planning application is within Zone of Influence of the Chilterns Beechwoods Special Area of Conservation (CBSAC). The Council has a duty under Conservation of Habitats and Species Regulations 2017 (Regulation 63) and Conservation of Habitats and Species (EU exit amendment) Regulations 2019 to protect the CBSAC from harm, including increased recreational pressures.
- 7.8 A screening assessment has been undertaken and no likely significant effect is considered to occur to the CBSAC therefore an appropriate assessment is not required in this case.

## **8. RECOMMENDATION.**

- 8.1 That planning permission be GRANTED subject to the following conditions:

**Conditions:**

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

**SC/2005923 02**

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

**INFORMATIVE**

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**

<b>Consultee</b>	<b>Comments</b>
Markyate Parish Council	The Parish Council object to this application due to over development of site.

**APPENDIX B: NEIGHBOUR RESPONSES**

**Number of Neighbour Comments**

<b>Neighbour Consultations</b>	<b>Contributors</b>	<b>Neutral</b>	<b>Objections</b>	<b>Support</b>
24	0	0	0	0